



KEY	UNDESIRABLE ELEMENTS								
	PROPOSED ELEMENTS								
FORMER DINING ROOM									
Historic Significance	Dismantled								
Description of Significance	Under the 1900s works, this space comprised a singular space (USA 208, US6, 367 and 368) formed either as a main dining room. Significant local deterioration exists to the larger majority of the ceilings within this area. This space is to have been reconfigured largely in the 1930s works with some adaptations in plan from existing at a later undetermined date. Notable elements of significance in this room is the timberwork generally of an 1800s period comprising overhead reveal paneling, 1900s slatting and an element of 1930s slatting to the supporting wall (its retention 100% to the former 1930s slatting). For the historic service and the associated dining room, the area was characterized by the timberwork of the lower end of material loss and conservation to restoration of this section along with the adjacent on-site reveal paneling. This is intended as the latter example of evidence value around 1930s utilization.								
Demolition	<table><tr><th>Strip out Floor</th><th>Strip out Ceiling</th><th>Strip out Wall</th><th>Strip out F&E</th></tr><tr><td>No</td><td>Yes</td><td>Yes</td><td>Yes</td></tr></table> Refer to consultation on extent of building fabric to be demolished. Works to be carried out to floor to allow for fire & acoustic compliance. For room details refer to AHR Drawing: L054-AHR-2515-CZ-A-02000 - LCB Details - Block A Floor & Acoustic Compliance Existing historic plasterboard ceiling to be demolished and removed from site. All modern trusses to be demolished. Any existing historic ceilings that are to be removed are to be recorded prior to the restoration. To be used in conjunction with the heritage signage planning Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out F&E	No	Yes	Yes	Yes
Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out F&E						
No	Yes	Yes	Yes						
Works to Floor	Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR Drawing: L054-AHR-2515-CZ-A-02000 - LCB Details - Block A Floor & Acoustic Compliance New floor finishes to be provided throughout. Refer to L054-AHR-22-22-ZZ-1 for further details.								
Works to Ceiling	Modern gypsum plasterboard ceiling to be demolished and removed from site. All modern trusses to be demolished. Any existing historic ceilings that are to be removed are to be recorded prior to the restoration. Any existing historic ceilings that are to be removed are to be retained and recorded prior to the restoration. To be used in conjunction with the heritage signage planning New ceiling to be provided to the existing ceiling level (uplifted unless noted otherwise on the plan). New Ruxton gypsum-convexing to be installed, profile to be specified with the convener of office. Existing historic reveal paneling ceiling to be provided to be retained. These will be located at lower levels between ceilings to accommodate MEP equipment.								
Works to Walls	<table><tr><th>New Partition with Sliding</th><th>New Door opening in Existing Wall</th></tr><tr><td>Yes</td><td>Yes</td></tr></table> All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (internal). All existing walls to be reinforced with the reinforcement plaster.	New Partition with Sliding	New Door opening in Existing Wall	Yes	Yes				
New Partition with Sliding	New Door opening in Existing Wall								
Yes	Yes								
Works to Windows	Window replacement to reveal to be reinstated (Where required) & redecorated.								
Works to Doors (External)	N/A								
Works to Doors (Internal)	Existing external and internal doors to be carefully removed behind side as well as new thermal doors to be installed within the existing structural opening. Existing externalities to be reinstated where possible, where existing can't be reinstated new shall be installed with a profile to be repeated with the convener of office. Where doors are to be installed in new openings, the door shall be installed to suit. Bedroom doors to be panelled doors to match existing design								
Miscellaneous	New F&E to be provided throughout. Refer to L054-AHR-22-22-ZZ-1-08001 for further details. Note: Significance in this room is the timberwork generally of an 1800s period comprising overhead reveal paneling and some reveal and slatting. The base window area in 1900s and associated are directly connected to areas which demonstrated the lowest area of material loss and conservation to restoration of this section along with the adjacent on-site reveal paneling should be considered as the best example of evidence value around 1930s utilization. Refer to AHR Drawing: L054-AHR-26-04-CZ-A-40001 for approach to retaining / replacement / replacement.								
MEP Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP Drawings for further details.								

Drawings to be read in conjunction with the following drawing packages:

Demolition Plan:

L054-AHR-20-ZZ-Z2-D-A-20010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-Z2-D-A-20012 - First Floor Demolition Plan
L054-AHR-20-ZZ-Z2-D-A-20013 - Second Floor Demolition Plan
L054-AHR-20-ZZ-Z3-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-Z4-D-A-20015 - Fourth Floor Demolition Plan
L054-AHR-20-ZZ-B1-D-A-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-BF-D-A-20017 - Roof Level Demolition Plan

Proposed Plans

L054-AHR-ZZ-ZZ-00-D-A-20700	- Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-MZ-D-A-20701	- Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702	- Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703	- Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704	- Proposed Third Floor Plan (Planning)
L054-AHR-ZZ-ZZ-04-D-A-20705	- Proposed Fourth Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20706	- Proposed Basement Floor Plan (Planning)

Heritage Scoping Plans

L054-AHR-20-BA-00-D-A-20040 - Ground Floor Heritage Scoping Plan
L054-AHR-20-BA-01-D-A-20042 - First Floor Heritage Scoping Plan
L054-AHR-20-BA-02-D-A-20043 - Second Floor Heritage Scoping Plan
L054-AHR-20-BA-03-D-A-20044 - Third Floor Heritage Scoping Plan
L054-AHR-20-BA-04-D-A-20045 - Fourth Floor Heritage Scoping Plan
L054-AHR-20-BA-01-D-A-20046 - Basement Level Heritage Scoping Plan

Interior Design Strategy
LOE4 AND XX XX XX T.1



Guest Room U : 01-034



P5	Drawing updated and issued for planning	25.06.2026	DR	MS
P4	Issued for Stage 4	01.09.2025	DR	MCS
P3	Issued for Stage 3	16.05.2025	DR	MCS
P2	Issued for Planning	22.04.2025	DR	MCS
P1	Issued for Client Approval	16.04.2025	DR	MCS
Rev	Description	Date	Dr by	App by
original by	date created		Approved by	
DR	02/01/2025		MS	

original
DR

7



clear

GMI Construction Group

project
George Hotel Refurbishment

drawing

Former Dining Room - Refurbishment Strategy

computer file	plot date
1/16/32,111081_Profile_Folder_redirection\daniel.rison\Documents\Revit Files\Local Files\Revit 2024L354-A\11-ZZ-ZZ-16-A-0001_daniel.rison.rvt	
username	password

project number	2024.00373.000			scale	As indicated@A0
drawing number	L054-AHR-20-BA-01-D-A-20204			rev	P5
				issue status	S2

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of JHR.