



Key Plan

Legend

1. SECOND FLOOR DEMOLITION PLAN

SCALE - 1 : 100@A1

Area of wall removal tbc

General Notes

- Contractor to refer to spec section C20 & C90 for relevant clauses relating to demolition and spot items.
- For disposal off site of any/all materials arising from demolition works, refer to spec clause C90/130, for details regarding recycling.

Services

- For disconnection, removal, retention and abandonment of all above and below ground services refer to relevant consultants drawings for schedules.
- All mechanical and electrical strip out works to be in accordance with consultants' drawings.

Protection

- Allow for temporary weather protection as necessary.
- Contractor to take all reasonable measures to protect and maintain the structural integrity of the building at all times throughout the course of works.

Structure

- This drawing is to be read in conjunction with Structural Engineer's drawings.
- All existing structural columns to be retained within areas of refurbishment, unless otherwise specified. For any removal of structural columns refer to Structural Engineer's details and methodology.

Asbestos

- The Contractor's attention is drawn to the potential presence of asbestos throughout the building. The demolition and refurbishment survey must be consulted prior to commencement of any demolition works. All asbestos is to be removed in accordance with current HSE legislation unless otherwise stated.

GENERAL DEMOLITION NOTE
- ALL ITEMS SHOWN WITH RED BOX IN DEMOLITION ITEMS KEY TO BE REMOVED THROUGHOUT THE ENTIRE BUILDING

GENERAL RETENTION NOTE
THE FOLLOWING ITEMS ARE TO BE RETAINED.
-ALL EXISTING TIMBER ARCHITRAVES, SKIRTING AND DADO RAILS THROUGHOUT.
-ALL TIMBER PANNELLING IN CORRIDORS AND CLASSROOMS.
-ALL TIMBER DISPLAY UNITS ON CORRIDOR WALLS.

GENERAL PROTECTION NOTE
THE FOLLOWING ITEMS BELOW AND HIGHLIGHTED IN ORANGE ON THE PLAN ARE TO BE PROTECTED.
-TIMBER STAIRCASE IN ENTRANCE TO BE PROTECTED.
-TIMBER WAR MEMORIAL AT FIRST FLOOR TO BE PROTECTED.

Existing elements to be demolished/removed/replaced

- DEMOLITION ITEMS KEY**
- Carefully break out/ remove existing **doors/walls** and make good to all affected areas. Make good adjacent surfaces.
 - Form **new opening**.
 - Carefully remove all **existing floor finishes** to receive new finishes on the (43) Series floor finishes drawings. Make good existing floor surface to receive new finishes.
 - Carefully remove all **existing suspended ceilings** and all associated fixings to be completely stepped out.
 - Carefully remove all **existing MEP installations**, including **radiators** as per Buro Happold specification.
 - Carefully remove **existing cubicles, sanitaryware** and **IPS**.
 - Remove all **blinds** and **rails**, and make good surfaces.
 - Remove existing **roof materials** and **insulation** ready for re-roofing.

- Remove **door/glazed screen**. Wall opening to be infilled & make good to existing surfaces.
- Form **new opening** for installation of new glazed screen/door.
- Remove existing **internal door** to form new opening and make good existing surfaces.
- Widen** existing structural opening as required.
- Existing pitched roof** to be **remodelled** for plant deck.
- Remove all existing **plastic/metal signage**.
- Remove **internal doors** as per **door key** and schedule. Doors to be refurbished to remain in place.
- Remove all **existing secondary glazing**, apart from in **fallow areas**.

- DOOR STRATEGY KEY**
- Type 01 Door**- New Fire Rated Heritage Door
 - Type 02 Door**- New Heritage Door
 - Type 03 Door**- Existing Heritage Door (Refurbished)
 - Type 04 Door**- New Modern Door
 - Type 05 Door**- Door to be removed, and reused where possible
 - Type 06 Door**- Door to remain

Rev	Date	Drn	Chk	Description
C3	16/09/25	TP	CJPW	Stage 04- Room number changes/basement and second floor layout changes
C2	20/08/25	TP	CJPW	Stage 04- Office 2.04 and lobby removed
C1	23/05/25	HXM	CJPW	Stage 04 - Construction Issue
P06	24/03/25	HXM	CJPW	Stage 04- Fallow areas demolition in abeyance
P05	13/03/25	HXM	CJPW	Stage 04 - First Issue
P04	04/10/24	CJPW	ADP	Stage 03 Issue
P03	20/09/24	CJPW	ADP	Issued for Listed Building Consent

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Project Title:
Ramsden Building

Client:
University of Huddersfield

Drawing Title:
Demolition Second Floor Plan

Drawn By: HXM
Checked By: CJPW
Scale @A1: As indicated
Date: 06/03/24

Document Status:
Construction Issue
Project No: UNI049D

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