



Demolition Works Generally

The Contractor is to...

Provide all necessary protective boarding and partitioning to prevent accidental damage to adjacent windows and internal glazed partitions and building structure.

Liaise with all relevant statutory authorities and utility providers in respect of all works effecting these services.

Note: Any such strip out works involving mechanical and electrical systems and/ or fire detections and mitigation systems must be coordinated. Ensure such systems to the area of works only are isolated to maintain functionality within the adjacent live areas.

Provide all relevant health and safety and security signage as may be required

Provide protection to any internal finishes to be retained. The contractor is to undertake a full photographic dilapidations survey prior to works commencing on site. Allow for a record copy of the survey to be issued to the Contract Administrator prior to works commencing. Provide adequate protection to all surfaces throughout the project.

Set aside all existing fire extinguishers and fire fighting equipment within the internal area of works and allow for the reinstallation in locations to be agreed with client.

Contractor to keep building secure at all times. Allow for all necessary hoarding as required.

In all instances, allow for removal of items in line with the notes as follows and annotated plan adjacent unless noted otherwise.

A - Existing floor finishes to be removed
Where indicated, allow for the careful removal of existing floor finishes, including all vinyl, etc and dispose all off site. Allow for the removal of all underlay etc including any associated accessories including but not limited to threshold strips, transition strips, cove formers etc as well as any excessive amounts of underlay/ tackifier etc and remove all complete from site.

B - Existing Internal Doors

Where indicated, existing internal doors shall be carefully taken down and removed from site. The contractor shall allow for the removal of all associated accessories and fixings and remove from site.

Where applicable, all existing structural head restraints to remain. All temporary propping shall be designed by the contractor to ensure safe working and support of structures.

C - Existing Internal Walls

Where indicated, allow for the careful removal of all existing internal walls. Include for removal of all fixtures and accessories required etc and dispose all off site.

D - Existing Sanitary-ware

Prior to all strip out works, refer to specifications with regards to the draining of both foul water discharge and hot and cold water supplies.

Where highlighted, the contractor shall allow for the careful removal of all existing sanitary-ware including, WHB & taps, toilets and urinals etc. including all redundant framework and associated fixings.

In addition, the contractor shall include for the removing and stripping back all water supply, waste and drainage pipes etc. include for the removal of all associated equipment including connectors, clips, brackets etc and remove all from site. Allow for the removal and disposal of all joinery and boxing in order to access existing pipework.

E - Window Boarding

Where indicated, allow for the careful removal of all existing plywood boarding installed over windows. Include for removal of all fixtures and accessories required etc and dispose all off site.

F - Existing SVP

Where indicated, allow for the careful removal of all existing external SVP. Include for removal of all fixtures and accessories required etc and dispose all off site. Refer to proposed elevation works for all repairs and making good to external stonework.

Note:

All existing lighting and fire detection to be retained in all locations.

Demolition Key:

Hatch denotes extent of existing floor finishes to be fully removed and surfaces to be prepared as required for new flooring. All existing historical skirtings to be retained and protected during the works Allow for disposal of all debris off site.

Hatch denotes existing elements to be demolished. All debris arising is to be removed and disposed off site unless noted otherwise.

Line denotes elements to be demolished / removed

1 Demolition - First Floor Plan

1 : 50

Rev	Description	Date	Dr	App
A	Dividing toilet wall included for removal	28.01.26	RB	NW
original by		date created		approved by
RB		Jan '26		KD



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client name		Kirkless Council	
project		Oakwell Hall - Fabric Repairs	
drawing		Demolition Plan - First Floor	
computer file	plot date		
H:\BC\H\02024\024_0049_010 - Kirkless Council - Oakwell Hall - Fabric Repairs\07_Design\Rev\2024\0049\010 - Oakwell Hall - LBC.dwg	Jan 26		
project number	scale		
2024.00049.010	As indicated@A1		
drawing number	rev	issue status	
AHR-OH-00-DR-A-20-002	A	LBC	

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