

20 Series (Demo) NOTE:

1. Architectural layout subject to:

- a. BOD review and Building Control approval of specialist Acoustic / Fire Strategy reports;
- b. Client and user approval
- c. MEP and Structural Coordination
- d. Planning & LBC Approval

2. Fire Engineer to confirm the resistance of existing building fabric that forms fire rated or compartment fire within the proposed fire strategy.

3. Extent of demolition subject to further review, investigation and clarification on site.

Note: Drawings based off survey information carried out by Mornis Infrastructure, provided by GMI Construction

20 Series - Demolition Notes

Demolition Key

	Red Hatch / Line indicates elements for removal / demolition
	Existing / Retained

General Notes

The contractor is to carry out all demolition works in accordance with BS6187:2011 and provide all necessary temporary supports as required in line with structural engineers requirements.

All redundant materials should be fully removed from site in accordance with the Site Waste Management Plan Regulations.

Refer to Site Waste Management plan for details of removal and recycling of all materials on site. It is requested that the contractor allow for recycling of all materials removed from site where possible.

Supply and maintain at all times throughout the contract, all necessary security fencing and hoarding to the perimeter of the site to prevent unauthorised access.

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

Provide all necessary temporary structures and sheeting to prevent the ingress of water to the retained structure at all times.

Leave with all relevant statutory authorities and utility providers in respect of all works affecting these services.

Strip out all redundant mechanical and electrical fixtures and fittings in accordance with Mechanical & Electrical drawings. Adapt all existing wiring and service feeds to supply new appliances and fittings.

Maintain a safe working environment for all site operatives and visitors in accordance with all relevant and current health and safety codes of practice and CDM regulations and legislation.

Include for all necessary excavation works for new foundations, drainage and changes in existing ground levels where appropriate. Allow for carefully exposing all existing below ground services and undertake protecting or protection works as described on the contract drawings as required.

Provide all relevant health & safety, security and construction signage as may be required.

Note: drawings to be read in conjunction with all the relevant packages.

- Existing Plans
- Proposed Details
- Refurbishment Strategy Drawings
- LBC Details

All elements of existing Block B & C to be demolished and removed from site, unless noted otherwise. Demolition works to elements in block A to be carried out with care due to the Grade 2 listed status.

Existing John William Street facade to be recorded, documented, carefully dismantled and reconstructed. Deconstruction proposals to be submitted by specialist sub-contractor.

Existing floor finishes to be removed from all areas of the building.

Demolition Works

All asbestos containing materials have been identified via survey, the contractor must start work with asbestos will be managed in accordance with the Control of Asbestos Regulations and the Hazardous Waste Regulations. In all cases, operatives will be asbestos awareness trained. Clean air certificates to be issued.

Existing External Windows to be removed

(Extent of Existing Windows removed shown Red Dashed)

Allow for the careful removal of existing glazing to perimeter of glazing and dispose off site. Carefully remove glazing panel and remove from site, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and architraves (Unless noted otherwise) and dispose of all site. Remove all associated fittings, pocket etc and remove all complex from site. Make good surrounding surfaces as detailed below.

Removal of Sanitary Equipment

(Extent of sanitary removal shown Red Dashed)

Prior to all site out works, refer to M&E consultants drawings and specifications with regards to the clearing of both hot water discharge and hot and cold water supplies.

In all locations shown, the contractor shall allow for the careful removal and disposal off site of all existing sanitaryware including but not limited to all existing WC pans and cisterns, Urinals and cisterns, handwash and cleaners sinks etc. Allow for the removal of all associated fixtures and fittings including but not limited to all existing basins, wallfacing brackets, toilet seats and shallallow for making good any damage to surrounding surfaces as detailed below.

In addition, the contractor shall include for the removal and disposal off site of all associated pipework back to service. Allow for the removal of all associated equipment including connections, clips, brackets etc and remove all from site. Allow for the removal and disposal of all piping and fittings in order to access existing pipework. Allow for making good any damage to surrounding surfaces as detailed below.

Within toilet areas, allow for the break out and removal of all existing cubicle panels, urinals and doors etc and remove all system elements from site. The contractor shall allow for the removal of all associated accessories including wall brackets and fittings and sanitary items and remove all from site.

Allow for breaking out and removal from site of all existing wall tiling within toilet areas. Allow for making good any damage to surrounding surfaces as detailed below.

Existing Internal Doors to be removed

(Extent of Existing Doors removed shown Red Dashed)

Allow for careful removal of all existing existing doors. Where decorative frames are to be retained & installed with a new door, frames to be made good following removal of existing door & replaced / reconstructed prior to the installation of new doors. Include for removal of all associated ironmongery, including but not limited to all existing hinges, closers etc. This includes lock cylinders, which should be in bagged/labelled set types. These should be handed over to the Landlord.

Existing Internal Screens to be removed

(Extent of Existing screens removed shown Red Dashed)

Allow for careful removal of existing existing to perimeter of glazing and dispose off site. Carefully remove glazed panel and remove from site, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and architraves (Unless noted otherwise) and dispose of all site. Remove all associated fittings, pocket etc and remove all complex from site. Make good surrounding surfaces as detailed below.

Existing Internal lightweight partition walls to be removed

(Extent of Existing walls removed shown Red Dashed)

Existing lightweight movable partitions shall be carefully taken down and removed from site. The contractor shall allow for the removal of all associated accessories and fittings and remove from site. Glazed panels and doors should be removed prior to removal of partition and removed from site, ensuring no glazing is broken up on site.

Removal of Kitchen equipment / Sinks

(Extent of Existing equipment removed shown Red Dashed)

In all locations shown, allow for the removal of all existing fixed kitchenware equipment and dispose all debris arising off site. The contractor shall allow for the removal of all existing stainless steel sinks & basins. Kitchen basin units, sinks & worktop, wall mounted kitchen units, doors & panels etc, all redundant ironwork and associated fittings. Allow for breaking out and removal from site of all existing splash back tiling within kitchen areas. Allow for making good any damage to surrounding surfaces as detailed below.

Removal of existing joinery / sundry items generally

Where possible, existing skirting and other items details are to be retained and repaired. Where not possible, due to the proposed layouts, these are to be removed and replaced with new to match existing.

Removal of staircase balustrades

(Extent of staircase balustrade removal shown Red Dashed)

In all locations shown the contractor should allow for the careful removal and disposal off site of all existing handrail/balustrade systems. Allow for making good any damage to surrounding surfaces.

Extension of existing external openings - Windows / Doors (where identified)

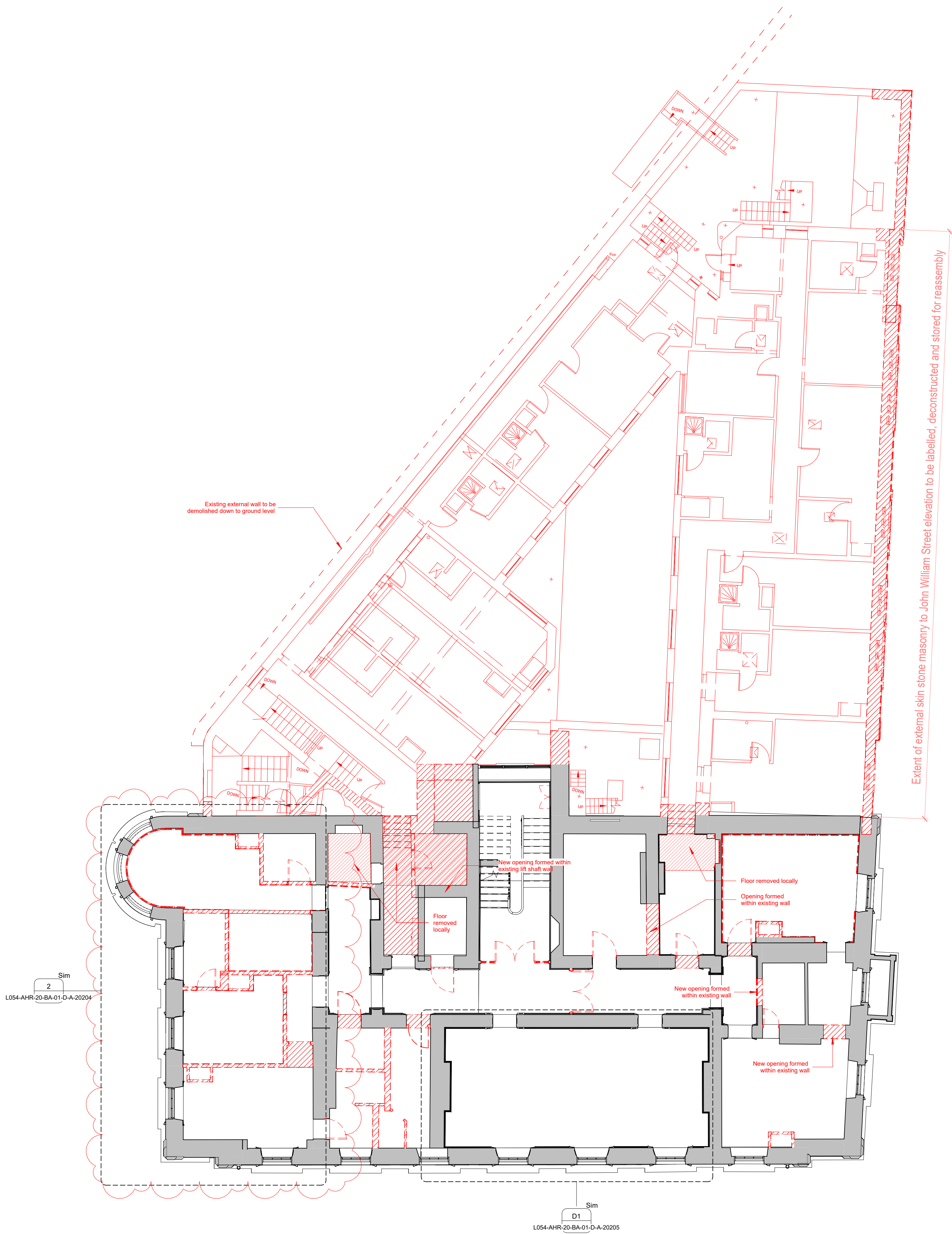
Allow for temporary propping & saw cutting through both leaves of external masonry to form external door/window opening. Allow for removal / disposal of existing lintel, cavity closers and masonry off site.

Works to existing walls

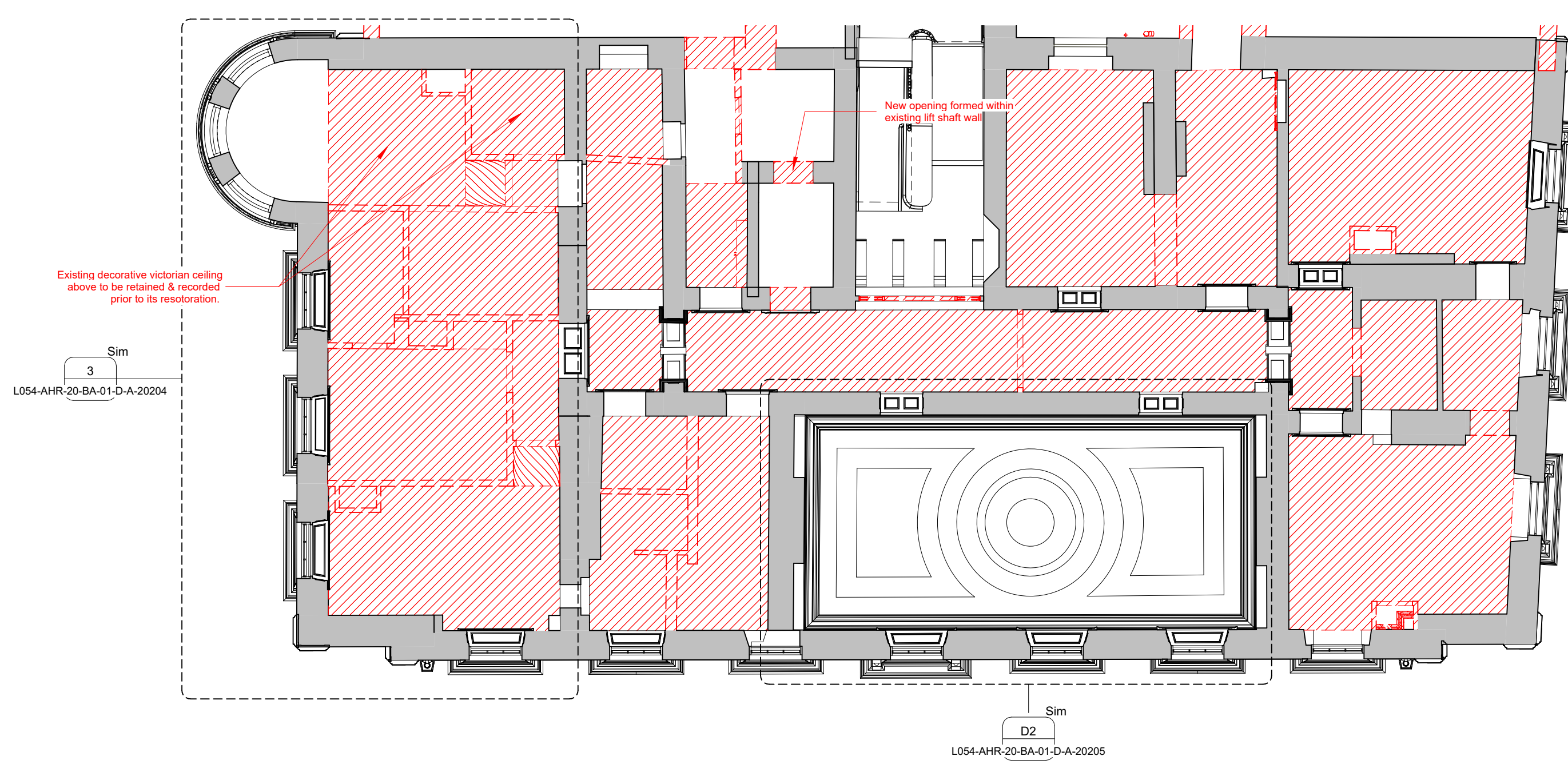
All existing wall finishes and plasterwork to be removed. Existing substrate to be made good to receive new plaster. Refer to scope of works drawing for proposed replacement with new to match existing.

Making Good Works Generally

Structural Demolition - Where structural walls have been removed, the contractor shall allow for cutting back related masonry to restore a neat 90° edge is retained. The plasterboard/ceiling shall be cut back and level and fixed through neatly with the adjacent surfaces. New plaster to be applied to the retained surfaces shall be level flush with the existing surface finishes, and neatly feathered in.



01 Level 01 - First Floor Demolition Plan
1 : 100



2 Level 01 - Demolition Reflected Ceiling Plan
1 : 100

P7	Drawing updated and issued for planning	25.06.2026	DR	MS
P6	Issued for Planning	15.06.2026	DR	MS
P5	Drawing revised to incorporate callout reference requested by GMI	08.09.2025	DR	MCS
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	By	App
DR		02/01/2025	DR	MS

AHR Architects Ltd
No. 1 Aire Street
Leeds
LS1 4PR
United Kingdom

GMI
Kirklees Council

T +44(0)113 3058787
E: leeds@ahr.co.uk
www.ahr.co.uk

client name GMI Construction Group	
project George Hotel Refurbishment	
drawing First Floor Demolition Plan	
computer file \\LS1-11025-Public-Folder-ahrdemolitionplan\Documents\Refurbishment\FirstFloor\2024-20-AHR-22-22-BA-0001_pane.dwg	plot date
project number 2024.00373.000	scale 1 : 100 @A0
drawing number L054-AHR-20-ZZ-01-D-A-20012	rev P7 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 AHR.	

