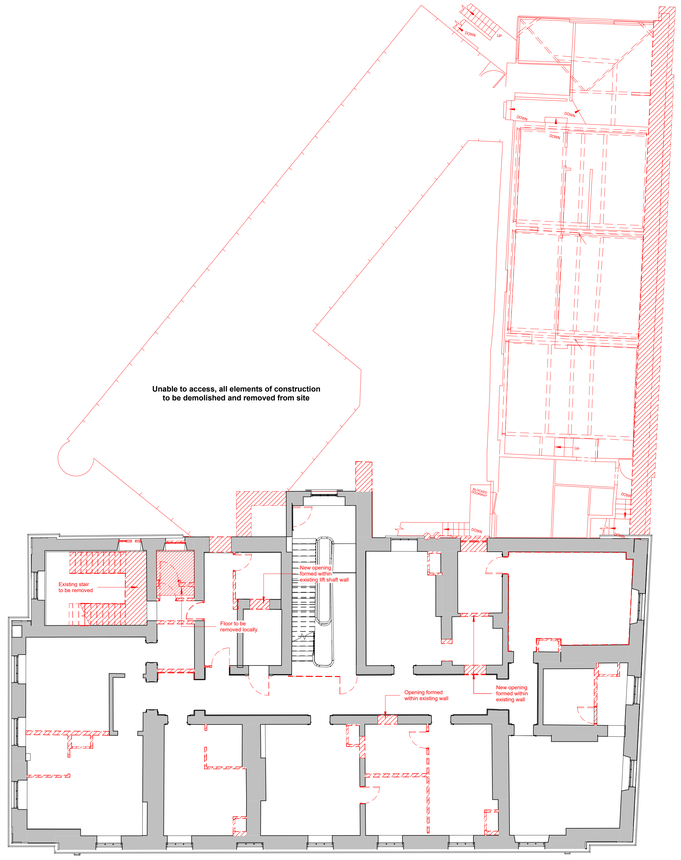
20 Series (Demo) NOTE:

1 Architectural layout subject to:

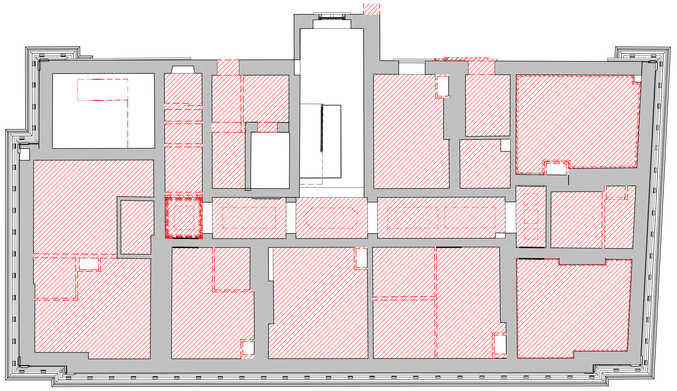
a. BRPD review and Building Control approval of specialist Acoustic / Fire Strategy report(s)
b. Client and end user approval
c. MEP and Structural Coordination
d. Planning & LBC Approval

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

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



03 Level 03 - Third Floor Demolition Plan
1 : 100



1 Level 03 - Demolition Reflected Ceiling Plan
1 : 100

Note: Drawings based off survey information carried out by Morris Infastructure, provided by GMI Construction

20 Series - Demolition Notes

Demolition Key

Red Hatch / Line indiactes elements for removal / demolition

All demolished materials and associated elements are to be taken down / removed from site completely (where applicable) and interfaces to be made good to match the existing.

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 secure 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.

Liase with all relevant statutory authorities and utility providers in respect of all works effecting 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, secure 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 redirecting or protection works as described on the contract drawings as required.

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

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

- Existing Plans
- Proposed Plans
- Heritage Scoping Plans
- 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* listing 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

Asbestos
All asbestos containing materials have been identified via survey, the contractor must detail how 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 beading to perimeter of glazing and dispose off site. Remove glazing carefully from inside of building, i.e. externally, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and architraves etc and dispose all off site. Remove all associated fixings, packers etc and remove all complete from site. Make good surrounding surfaces as detailed below.

Removal of Sanitary Equipment
[Extent of sanitaryware removal shown Red Dashed]
Prior to all strip out works, refer to M+E consultants drawings and specifications with regards to the draining of both foul 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 brassware, wall/fixing brackets, toilet seats and allowfor 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 source. Allow 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. 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, IPS units 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 fixings and sundry 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 any remaining existing doors. Where decorative frames are to be retained & installed with a new door, frame to be made good following removal of existing door & repaired / refurbished prior to the installation of new doors. Allow for careful removal of ironmongery/door furniture and allow for all related to all existing hinges, closers etc. This excludes lock cyliners, which should be in baggedflagged 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 beading to perimeter of glazing and dispose off site. Remove glazing carefully from inside of building, i.e. externally, 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 all off site. Remove all associated fixings, packers etc and remove all complete 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 fixings and removed 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 kitchenette equipment and appliances and disposal off site. The contractor shall allow for the removal of all existing stainless steel sink units & taps, kitchen base units, doors & worktops, wall mounted kitchen units, doors & pelmets etc, all redundant framework and associated fixings. 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, cornicing, skirtings and other ornate 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 handrails/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 widened 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 recieve new plaster. Refer to scope of works drawings for proposed plaster strategy

Making Good Works Generally
Structural Demolitions - Where structural walls have been removed, the contractor shall allow for cutting back retained masonry to ensure a neat 90° edge is retained. The adjacent abandoned shall be cleaned down and lined through nearly with the adjacent surfaces. Where partitions are removed to the retained walls/faces shall be lined flush with the existing surface finishes, and neatly feathered in.

P6	Issued for Planning	15.05.2026	DR	MS
P5	Drawing revised to incorporate callout reference requested by GMI	08.09.2025	IN	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	Dr by	App by

original by: DR | date created: 02/01/2025 | Approved by: MS

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Kirklees COUNCIL

client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Third Floor Demolition Plan

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plot date:

project number: 2024.00373.000 | scale: 1 : 100 @A0

drawing number: L054-AHR-20-ZZ-03-D-A-20014 | rev: P6 | 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.
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SCALE 1 : 100
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