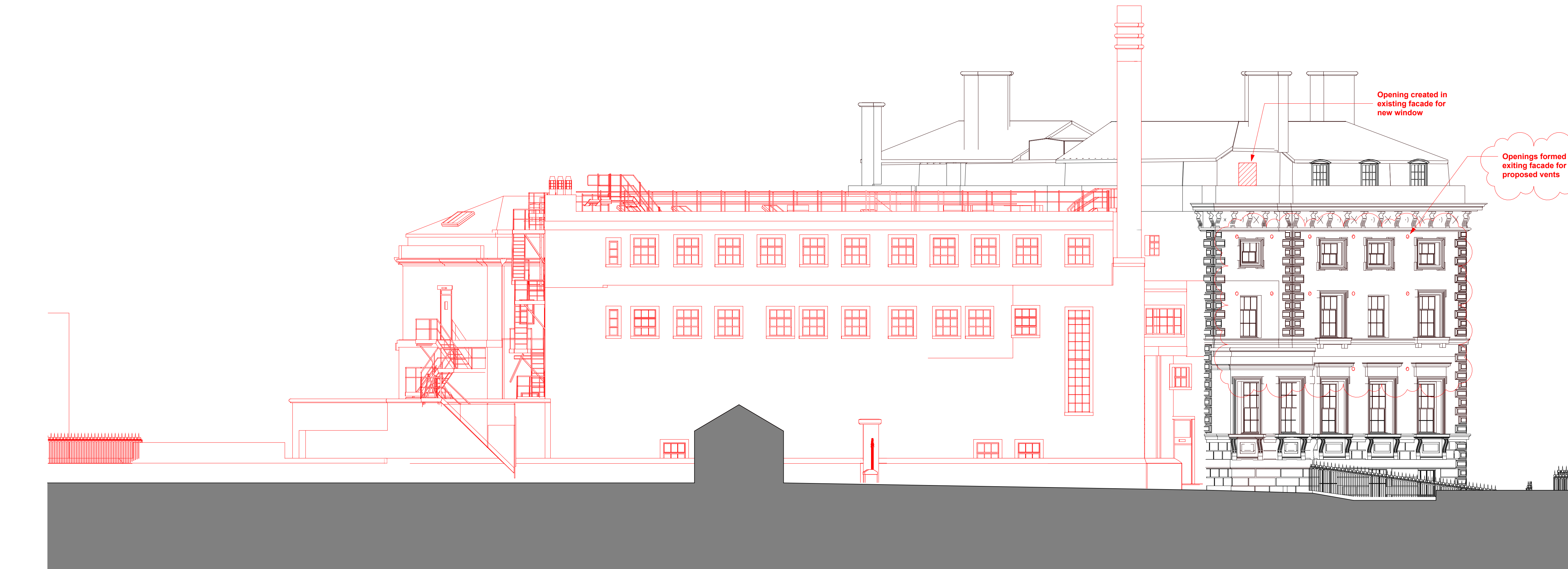




20 Series - Demolition Notes

Demolition Key

 Red Hatch / Line indicates 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.

Lines 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, 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 to 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 construction signage as may be required.

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

- Existing Plans
- Proposed Plans
- Heritage Scheduling 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 be carried out with care due to the Grade 2* listing status.

Existing John William Street facade to be retained, documented, carefully deconstructed 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 removal shown Red Dashed)

Allow for careful removal of existing leading to perimeter of glazing and dispose off site. Carefully remove glazed panels and remove from site, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and associated fixings, including but not limited to all existing hinges, closers etc. These should be handled over to the Landlord.

Removal of Sanitary Equipment
(Extent of Sanitary Equipment removal shown Red Dashed)

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

In all locations shown, the contractor shall allow for the careful removal and disposal of all existing sanitaryware including but not limited to all existing WC pans and cisterns, urinals and external, bidets and shower space etc. Allow for the removal of all associated fixtures and fittings including but not limited to all existing drains, wallfings, brackets, toilet seats and showerheads 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 connections, clips, brackets etc and remove all from site. Allow for the removal and disposal of all joinery and boarding in order to expose existing pipework. Allow for making good any damage to surrounding surfaces as detailed below.

Where laid areas, allow for the break and end removal of all existing cable 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 removal shown Red Dashed)

Allow for careful removal of any remaining existing doors. Where decorative frames are to be retained & repaired with a new door, frame to be made good following removal of existing door & repaired / refinished prior to the installation of new doors. Include for removal of all associated trimmings, including but not limited to all existing hinges, closers etc. This excludes lock systems, which should be in bi-partitioning set types. These should be handled over to the Landlord.

Existing Internal Screens to be removed
(Extent of Existing Screens removal shown Red Dashed)

Allow for careful removal of existing leading to perimeter of glazing and dispose off site. Carefully remove glazed panels and remove from site, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and associated fixings, including but not limited to all existing hinges, closers etc. These should be handled over to the Landlord.

Existing internal lightweight partition walls to be removed
(Extent of Existing walls removal 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 removal shown Red Dashed)

In all locations shown, allow for the removal of all existing fixed kitchenware equipment and dispose at source away 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 & panels 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 / handy items generally
Where possible, existing joinery and other small 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 of all existing handrail/balustrade systems. Allow for making good any damage to surrounding surfaces as detailed below.

Extension of existing external openings - Windows / Doors (where identified)
Allow for temporary propping & saw cutting through both leaves of external masonry to form extended downhole opening. Allow for removal / disposal of existing lintel, cavity closers and masonry off site.

Works to existing walls
All existing wall frames and plasterwork to be removed. Existing substrate to be made good to receive new plaster. Refer to scope of works drawings for proposed plaster strategy.

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

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P3	Issued for Stage 4	01.09.2025	DR	MCS
P2	Issued for Stage 3	15.05.2025	DR	MCS
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