



- NOTES:**
1. DO NOT SCALE FROM THIS DRAWING.
 2. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
 3. THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS
 4. UNIVERSITY OF MANCHESTER. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION.
 5. DIRECTORATE O ESTATES AND FACILITIES TO BE NOTIFIED OF ANY DISCREPANCIES.

Scale Bars		TO BE USED ONLY AS GUIDANCE							
1:100	mm		1000		3000		5000		
1:200	mm		5000		6000				
1:500	M		5		15		25		
1:1250	M		10		30		50		70

GENERAL NOTES

———— TO BE DEMOLISHED/ REMOVED (red)

Pre demolition meeting to be undertaken to agree extent, items to be protected / removed and those to be stored and re-used.

Remove all waste and debris from site

Remove all ceilings, doors, walls, finishes, furniture, equipment etc. where indicated in RED.

CEILINGS

Suspended mineral tile, plasterboard and metal tile ceilings to be removed to areas indicated on Ceiling Plans (B.004, B.004A, B.006A)

WALLS

Non original walls to be removed as indicated on plans.
Door openings to be made good where doors removed.

FLOORS

Existing tile floor to LGM is a heritage asset and is to remain and be protected during works.

Carpet overlays to tiles / floors in scope areas to be carefully removed. All work to be in done with Heritage consultancy, without disruption to existing tile / terrazzo floors. Any original features exposed to be reported and assessed for retention / renovation.

Where new finishes shown, existing non original carpet / vinyl to be removed.

Areas to be removed to be agreed prior to strip out.

DOORS

All existing original doors to be retained and protected generally.
Non original doors removed as noted.
Door openings to be made good where doors removed.
Fire exit doors to rear are to achieve 850mm clear opening and made to suit clear width required.

WINDOWS

Existing windows to be retained and protected. Existing blinds to be removed for redecoration and assessed for re-use. Allow for new.

SKIRTINGS

Existing skirtings to be retained.
Where partitions are to be removed new skirtings will be required to make good finishes.
Vinyl floors to kitchens / wc's to have new coved / timber skirtings.

FITTINGS

All existing fittings and fixtures to be carefully removed and stored in location to be confirmed by client.
Wall mounted shelves clocks and whiteboards to be removed and verified by client for re-use or removal.
Existing signage to be removed and stored for re-use.
Redundant services and trunking to ceiling voids or concealed panels to be removed as indicated by M&E drawings.
Any desks, chairs or equipment in existing areas to be verified and checked by Client /CA before careful removal and storage. Equipment to specialist rooms e.g. first aid to be removed and stored / relocated by client.

NOTE:

BUILDING IS GRADE II LISTED AND THEREFORE ALL REMOVAL/ DEMOLITION/ STRIP OUT WORKS IS TO BE DONE IN ACCORDANCE WITH HERITAGE CONSULTANCY.

FURNITURE REMAINING OR TO BE RETAINED SHOULD BE PROTECTED DURING WORKS.

P04	Stage 4 Tender issue	21.08.25	MD
P03	Stage 4 Issue	24.07.25	MD
P02	Stage 4 Draft issue	04.07.25	MD
P01	Issued for comment	11.06.25	MD
Rev	Description	Date	By



The University of Manchester

Directorate of Estates and Facilities
Beyer Building
The University of Manchester
Oxford Road
Manchester
M13 9PL

Fairhursts:

Fairhurst Architects
5th Floor
31 Dale Street
Manchester
M1 1EY
+44 (0)161 831 7300

Drawing Status			
STAGE 4			
Project University of Manchester ITS & Computer Science			
Building Name Eddie Newcomb			Building No.
Site Name Burlington Street			
Sub Site Name			
Drawing Title Existing & Demolition LGF & LGF.M Plans			
PM Avision Young	Drawn MD	Checked KMD	Authorised
Scale @A1 As indicated	Date 21.08.25	Date 21.08.25	Date
Drawing No. 7808-FA-EN-00-DR-A-01100			Revision P04