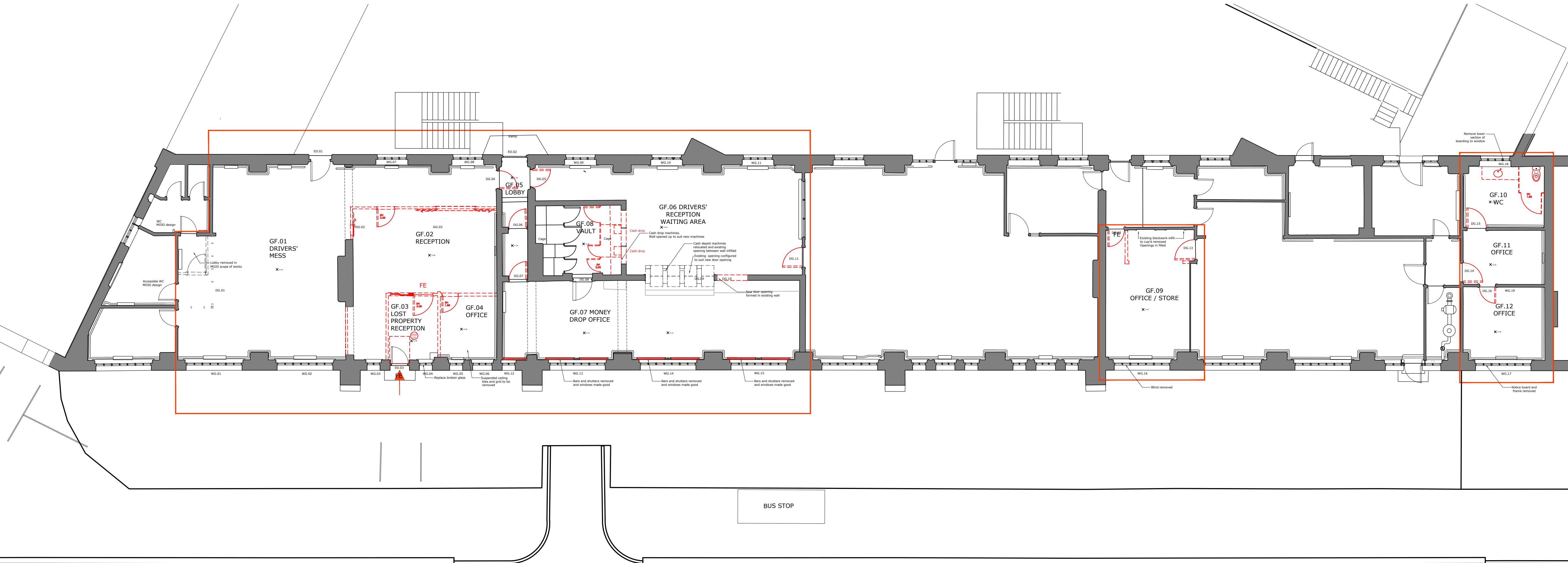




QUEENS ROAD

01 Demolition Plan

SCALE: 1:100

DEMOLITION NOTES

DOORS

Existing doors to be carefully removed where indicated and removed from site. Make good to surrounding areas as necessary in readiness for new doors where appropriate.

WINDOWS

Where indicated all bars, shutters, and blinds to be carefully dismantled and removed from site.

WALLING

Existing internal partitions/walls to be carefully demolished where indicated and removed from site. Walls to be checked by Structural Engineer and Contractor before removal. Disturbed surfaces to receive new plaster finish to match existing (see NBS clauses M20/210A and M20/330) to provide flush finish with adjacent surfaces in readiness for new decoration. Remaining floor surface prepared to receive new leveling screed (see NBS clause M10/130A) and new finishes at completion.

FLOORS

Existing floor finishes to be stripped out and removed from site. Remaining surface prepared to receive new leveling screed (see NBS clause M10/130A) and new finishes at completion.

Existing Entrance Matting and frame to be carefully removed and well prepared to receive new.

CEILINGS

All suspended ceilings to be carefully stripped out and removed from site to reveal existing heritage ceilings above. All surfaces affected by fixtures and fittings to be made good.

LIGHTING

All existing lighting, switching and circuits to be carefully stripped out and removed. Wiring to be stripped back to main incoming supply point and isolated in readiness to serve new lighting as shown on proposed plans. Refer to M&E Consultants drawing and specification for full details..

SANITARY APPLIANCES

All existing sanitary appliances, fixtures, fittings, roller towels and paper towel dispensers to be dismantled and removed from site.

CASH DROP MACHINES

Existing Cash Drop Machines and cages to be carefully uninstalled and removed from site. All disturbed wall surfaces to receive new plaster finish to match existing (see NBS clauses M20/210A and M20/330) to provide flush finish with adjacent surfaces in readiness for new decoration. Remaining floor surface prepared to receive new leveling screed (see NBS clause M10/130A) and new finishes at completion.

FURNITURE

All existing furniture (including notice boards to windows) to be cleared from all areas but to be retained unless authorised otherwise by the Client. Rooms to remain empty to receive new furniture.

MAKING GOOD

Allow for making good to all surfaces with appropriate and acceptable materials disturbed during stripping out works (including skirtings, architraves, cornices etc.) with materials to match adjacent areas, leaving all surfaces in suitable condition to accept new finishes as described elsewhere. Where partitions have been demolished, contractor is to make good wall, floor and ceiling abutments to ensure flush finish with adjacent surfaces in readiness for fit out works and new finishes.

PROTECTION

Include for fully protecting existing finishes identified to be retained, including all adjacent masonry, doors, frames, tiling, as works proceed.

GENERAL NOTES

The removal of all debris and redundant material arising is to be separated and screened from operational units and the public. Skip positions are to be agreed between all parties.

The Principal Contractor is to:

- Remove all redundant materials arising from demolition works from site.
- Provide all temporary supports, propping and shoring in line with the Structural Engineer's information to maintain structural stability of the existing buildings during all works throughout the contract.
- 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 temporary structures and sheeting to prevent the ingress of water to the retained structure at all times.
- Provide all necessary temporary structures and sheeting to prevent the ingress of dust into occupied areas of the building at all times.
- Provide all necessary internal full height hoarding to prevent unauthorised access to working areas and prevent contamination from working area to retained areas of the building.
- Provide all necessary protective boarding and partitioning to prevent accidental damage to adjacent building structure, windows, doors, and features.
- Provide all necessary protection for existing finishes identified to be retained, including all adjacent masonry, doors, frames, tiling, as works proceed.
- Provide protection to all services throughout the project.
- Liaise with all relevant statutory authorities and utility providers in respect of all works affecting incoming and outgoing services.

- 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.

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

- All Operatives and Consultants must fully acquaint themselves with all aspects of the work whether explicitly referred to in the drawings or not. The Principal Contractor must also satisfy themselves as to the facilities for access and storage of materials, plant, etc., and other site conditions.

- Provide all relevant health and safety, security and Considerate constructors' SIGNAGE as may be required.

PRINCIPAL CONTRACTOR NOTES:

THE CONTRACTOR IS TO READ THE ASBESTOS REFURBISHMENT SURVEY REPORTS BEFORE COMMENCEMENT OF ANY WORKS.

THE CONTRACTOR MUST UNDERTAKE AN ASBESTOS R&D SURVEY THROUGHOUT ALL PROJECT AREAS BEFORE WORKS CAN BEGIN.

THE CONTRACTOR MUST UNDERTAKE AN ANTHRAX SURVEY BEFORE WORKS CAN BEGIN.

THE CONTRACTOR MUST UNDERTAKE A LEAD PAINT SURVEY BEFORE WORKS CAN BEGIN.

STRUCTURAL NOTES:

THE STRUCTURAL ENGINEER AND PRINCIPAL CONTRACTOR MUST COMPLETE A FULL STRUCTURAL SURVEY OF THE AFFECTED AREAS IN ORDER TO ASCERTAIN WHICH DEMOLISHED ELEMENTS ARE LOAD-BEARING AND REQUIRE TEMPORARY PROPPING AND/OR PERMANENT SUPPORT.

P3	Coordination with detailed design issued for Client approval	30/06/25	SHH	PM
P2	Updated to measured building survey	15/06/25	SHH	PM
P1	Initial Issue	20/03/25	SHH	PM

Rev	Description	Date	By	Chk
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Project
TfGM
Queens Road Depot
Office & Reception Refurbishment

Drawing
Demolition Plan

Scale 1:100	Drawn SHH	Date 14.01.25
Drawing Purpose FOR APPROVAL	Status S4	
Ref 2576-JSA-XX-00-DR-A-03100	Rev. P3	
Job No.	Origin.	Zone Level Type Dis. Number