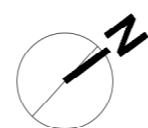
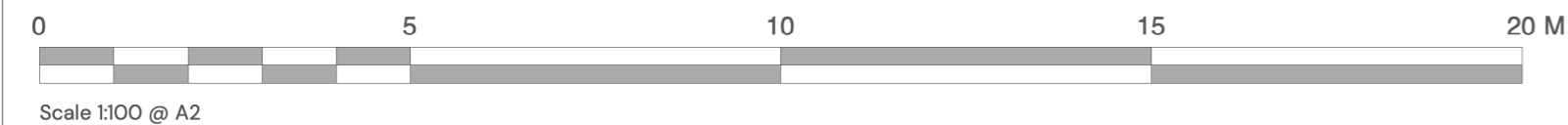


Lower Ground Floor Plan  
Scale: 1:100



Ground Floor Plan  
Scale: 1:100

## DEMOLITIONS & ALTERATIONS- EXISTING PLANS LOWER AND GROUND FLOOR



### KEY

Out of Scope

### DEMOLITION AND ALTERATION NOTES

- Take off existing door, including ironmongery, lining/frame, architrave, overpanels and clear all materials arising from site as specification.
- Existing doors and windows to be retained and protect for duration of works as specification.
- Allow to carefully remove existing glazing & fixings. Clear all arising debris from site and make good all affected surfaces & finishes as specification.
- Remove all ablution FFE, including vanity units, sinks, taps, mirrors, soap dispenser, cubicles, shower pods, trays, pans and cisterns, baths, urinals, shaver lights, boxing and all other associated components and clear from site as specification. Remove or cap off all services as required, make good retained surfaces and leave ready for new work.
- Temporarily remove existing FF&E to accommodate works and reinstate upon completion as specifications.
- Take down existing plasterboard. Retain and protect the existing metal frame until the installation of new plasterboard as specification.
- Repair existing ceiling after works and make good all affected surfaces.
- Take up existing floor finish within room & clear from site as specification.
- Carefully remove the existing parquet floor covering complete with threshold strips, residues and adhesives, salvage and clean down for reuse. Leave all ready for levelling compound.
- Remove existing ramp in preparation for new raised floor.
- Break out existing floor to install new lift.
- Remove lift and clear from site.
- Masonry walls (assumed no-load bearing as per SE design) to be demolished as specification. Expose heads before to allow SE to view before demolitions
- Remove existing towel rail / radiator as M&E specifications and make good all affected surfaces.
- Remove existing boxing and clear from site all redundant services and make good all affected surfaces.

**Notes**  
 plant and all associated components as noted on the M&E Drawings.  
**Note:** Asbestos removals by Main Contractor. Refer to Asbestos Survey by SOAS contained in the Pre Construction Information. All asbestos removals to be accommodated in the project programme and must be fully coordinated with the main contract works.

Rev	Date	By	Ap	Note
P07	06/01/2025	ML	MM	STAGE 2 - Removed the new glazed partition and create a larger meeting room.
P06	13/12/2024	ML	ML	STAGE 4 - Issued to tender
P05	29/11/2024	ML	MM	STAGE 4 - Issued to tender
P04	22/11/2024	ML	MM	STAGE 4 - Draft for review

Do not scale this drawing

Project  
53 Gordon Square & 45 Tavistock Square  
Developed Design

Client  
SOAS

Date  
01/05/2024

Drawn  
ML

Purpose/Status  
TENDER

Scale  
1:100

Checked  
MM

Paper Size  
ISO A2

Filename  
240244SOAS-TENDER\_E.vwx

Drawing Title  
**Demolitions & Alterations - Existing Plans  
Lower and Ground Floor**

Project Number/Drawing Number  
**240244 - 1600**

Check all dimensions and levels on site

Revision  
**P07**  
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