

PLANNING

LEGEND

- Line type indicates existing walls, partitions, doors, fixtures and fittings to be carefully removed, and all affected surfaces made good.
- Line type indicates existing timber partitions, doors, fixtures and fittings to be carefully relocated, and all affected surfaces made good.
- Line type indicates high level glazed partitions to be removed, while existing low level partitions and doors to be carefully retained and all surfaces made good.

Note: External fabric of building incorporating all masonry, stone, glazing, and all load bearing and structural elements to be retained and protected during works.

GENERAL
To be read in conjunction with MEP specification and drawings, removal of any structural, mechanical, or electrical items should only be carried out following investigation as outlined by SE/MEP specifications and following direct instruction by the project manager.

Contractor to allow for all items to be stripped to be evaluated for the potential future reuse/storage by the client.

OFFICE AREAS
Timber screens/partitions - unless otherwise specified to be retained and protected during duration of the works.

Fixtured and fittings - All existing trunking to be removed. Remove all kitchen units on the fourth floor and cap services. All FCUs, grilles and boxing to be removed. All lighting to be removed.

Doors - Existing doors to be retained and protected during strip out works, unless otherwise noted. Brass Ironmongery on original timber doors to be retained. Stainless steel ironmongery to modern doors to be removed.

WCs - All existing sanitaryware and vanity units to be removed.
Existing timber panels to be assessed for reuse.
All existing cistern housings/IPS access panels to be removed.
All existing floor finishes to be stripped out and replaced. All ceilings and fittings to be stripped.

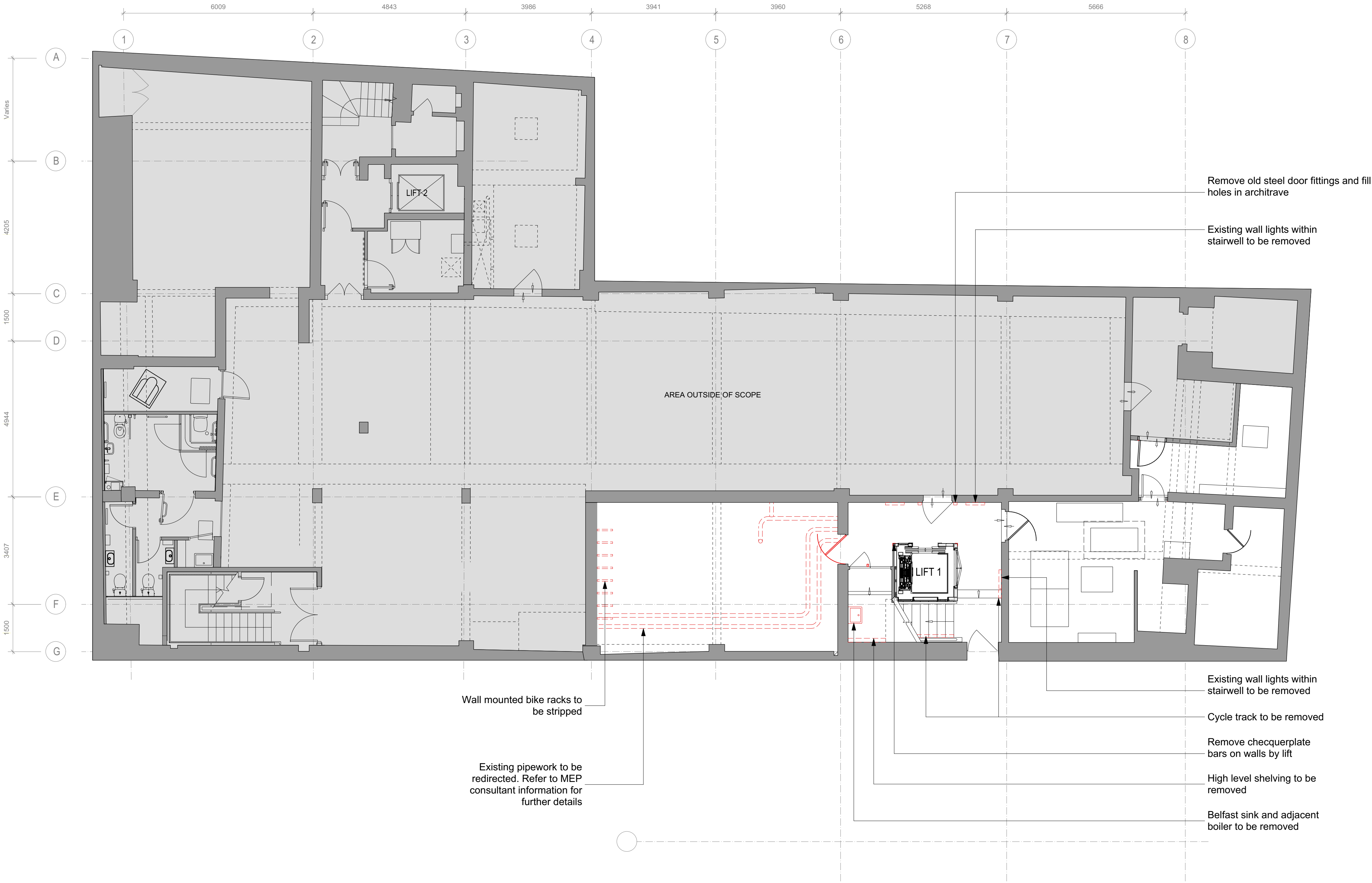
STAIRCASE
Existing staircase, metal balustrade and terrazzo to treads and risers to be retained and protected during strip out works.

LIFT
Existing lift to be retained and protected during strip out works. Floor finish to be removed.

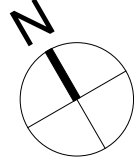
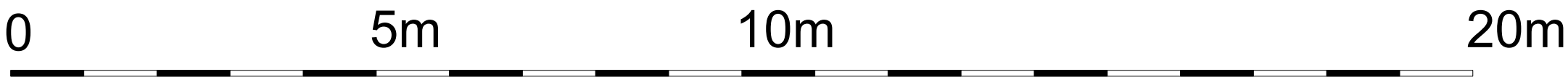
LIGHTING
Emergency light fittings to be retained.
All other light fittings to be removed, inc. wall lights to main staircore.

SERVICES
Strip out works to be undertaken in accordance with MEP drawings and specifications

ADDITIONAL NOTES
A full photographic survey of the building is to be provided on completion of the stripping out work and issued to the CA with references for the location photographs



1 Basement Demolition Plan
1:75 @ A1



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions. This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultant's information. All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details. Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.				Revision PL1	Date 30/11/2023	Amendment Issued for Planning	Date March 2023 Scale 1:75@A1	Drawn JM	Check MH	Project 31 Great Queen Street Title Proposed Demolition Basement Plan	Job Ref. 433
							Status PLANNING		Client Ref MCF	Drwg. no. 433(DE)099	Rev. PL1
				Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP T: 020 3735 7442 E: mail@halebrown.com W: www.halebrown.com							