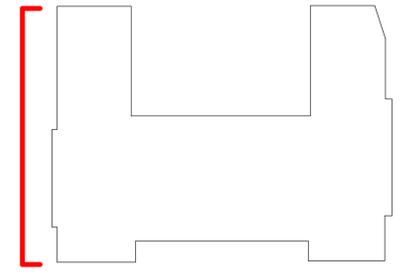


**General Notes:**

- Drawings to be read in conjunction with:
  - Structural Engineers drawings / specification.
  - Temporary works engineers drawings / specifications.
  - Architectural drawings.
  - Any MEP drawings / specification.
- Structural demolition to be carried out according to Structural Engineers drawings and specification.
- All redundant MEP to be reviewed by MEP Engineer, removed and rerouted if necessary.
- Areas behind felt and batten/ timber boards not surveyed.
- This drawing is based on the instruction to undertake Phase 1 works to Plot 2, in order to comply with the site phasing plan. Please refer to BEMP-HBA-P2-XX-SH-A-00-1000 for further clarifications on this scope of works.
- Retain if possible but assume demolished and reinstated for costing purposes.
- Internal finishes - Assumed that external skin will need to be removed and reinstated. Further works to be defined by condition survey.
- All Redundant MEP equipment is to be removed and concealed facade made good.

**Key:**

- Areas of structural demolition/external fabric removal. Depth of area varies, subject to facing layer of building fabric. Assume external skin to be removed only for costing purposes. Any further demolition to be defined by condition survey. Refer to Structural Engineer's drawings for details of structural demolition work to be carried out.
- Area with Temporary Covering - Not Surveyed
- Proposed Through-Wall Opening
- Not within Scope
- Brick Appearance C Brick and mortar appears to be damaged, fractured and/or displaced. Establish cause of defect before reusing via condition survey. Assumed that external skin will need to be removed and reinstated. Further works to be defined by condition survey. Spec Ref: C41



**North Elevation - Demolition**  
1 : 75

Rev	Description	Date
P01	Stage 04 Issue	16.02.24
P02	For Review & Comment	13.06.24
P03	For Review & Comment	25.06.24

Copyright Hawkins\Brown Architects  
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

**Note**  
Design package is based on measured survey data by SES received on 27.03.23 and the visual survey by HBA 'BEMP-HBA-P2-XX-PP-A-00-0001'. The limitations of the visual survey are set out within the report. Current information has been produced in the absence of a condition survey. There is the possibility that hidden issues of the building fabric may require adjustment to this design at a later stage. Designs should be read in conjunction with the heritage reports produced by Alan Baxter Associates.  
Repairs and cleaning to heritage brickwork and Portland stone require condition survey and detailed inspection by a cleaning/repair specialist to establish the full scope and methodology of works. Input is required to determine extent of reusable facade materials, including material compatibility between new and old. Specialist subcontractor input is required to fully coordinate designs for curtain walling, windows and reconstituted Portland stone cladding. These inputs may have implications on detailed setting-out and other consultants' designs.  
Current information represents design intent appropriate to this work stage and has not benefited from specialist subcontractor inputs noted above. Further co-ordination and technical development will be required following insight provided by others and prior to construction using specialist subcontractors and suppliers.

Scale @ A1 As indicated	Date 25/06/24	Job Number 17056A	Project IoN/DRI Redevelopment Project 256 Grays Inn Road, London, WC1X 8LD	159 St John Street London EC1V 4QJ mail@hawkinsbrown.com hawkinsbrown.com
Drawn By LZ	Checked By JP	Status S3	Drawing North Elevation Demolition	<b>Hawkins\Brown</b>
Drawing No. BEMP-HBA-P2-ZZ-DR-A-00-1251	Rev P03	Purpose of Issue Issued for Review and Comment		