

Strip Out Key	
[Red Hatched]	ALT-111 Removal of Internal Non-Structural Masonry Walls ALT-112 Removal of Internal PVC Walls ALT-113 Removal of Internal Plasterboard Partition ALT-114 Removal of Internal Plasterboard Skings to Solid Walls ALT-115 Removal of Internal Wall Linings to Concealed Fireplace/Chimney breast ALT-116 Removal of Internal Wall Linings to Concealed Secondary Ceiling ALT-117 Removal of Internal Ceilings ALT-118 Removal of Internal Ceilings ALT-119 Removal of Internal Ceilings ALT-120 Removal of Internal Ceilings ALT-121 Removal of Internal Ceilings ALT-122 Removal of Internal Ceilings ALT-123 Removal of Internal Ceilings ALT-124 Removal of Internal Ceilings ALT-125 Removal of Internal Ceilings ALT-126 Removal of Internal Ceilings ALT-127 Removal of Internal Ceilings ALT-128 Removal of Internal Ceilings ALT-129 Removal of Internal Ceilings ALT-130 Removal of Internal Ceilings ALT-131 Removal of Internal Ceilings ALT-132 Removal of Internal Ceilings ALT-133 Removal of Internal Ceilings ALT-134 Removal of Internal Ceilings ALT-135 Removal of Internal Ceilings ALT-136 Removal of Internal Ceilings ALT-137 Removal of Internal Ceilings ALT-138 Removal of Internal Ceilings ALT-139 Removal of Internal Ceilings ALT-140 Removal of Internal Ceilings ALT-141 Removal of Internal Ceilings ALT-142 Removal of Internal Ceilings ALT-143 Removal of Internal Ceilings ALT-144 Removal of Internal Ceilings ALT-145 Removal of Internal Ceilings ALT-146 Removal of Internal Ceilings ALT-147 Removal of Internal Ceilings ALT-148 Removal of Internal Ceilings ALT-149 Removal of Internal Ceilings ALT-150 Removal of Internal Ceilings ALT-151 Removal of Internal Ceilings ALT-152 Removal of Internal Ceilings ALT-153 Removal of Internal Ceilings ALT-154 Removal of Internal Ceilings ALT-155 Removal of Internal Ceilings ALT-156 Removal of Internal Ceilings ALT-157 Removal of Internal Ceilings ALT-158 Removal of Internal Ceilings ALT-159 Removal of Internal Ceilings ALT-160 Removal of Internal Ceilings ALT-161 Removal of Internal Ceilings ALT-162 Removal of Internal Ceilings ALT-163 Removal of Internal Ceilings ALT-164 Removal of Internal Ceilings ALT-165 Removal of Internal Ceilings ALT-166 Removal of Internal Ceilings ALT-167 Removal of Internal Ceilings ALT-168 Removal of Internal Ceilings ALT-169 Removal of Internal Ceilings ALT-170 Removal of Internal Ceilings ALT-171 Removal of Internal Ceilings ALT-172 Removal of Internal Ceilings ALT-173 Removal of Internal Ceilings ALT-174 Removal of Internal Ceilings ALT-175 Removal of Internal Ceilings ALT-176 Removal of Internal Ceilings ALT-177 Removal of Internal Ceilings ALT-178 Removal of Internal Ceilings ALT-179 Removal of Internal Ceilings ALT-180 Removal of Internal Ceilings ALT-181 Removal of Internal Ceilings ALT-182 Removal of Internal Ceilings ALT-183 Removal of Internal Ceilings ALT-184 Removal of Internal Ceilings ALT-185 Removal of Internal Ceilings ALT-186 Removal of Internal Ceilings ALT-187 Removal of Internal Ceilings ALT-188 Removal of Internal Ceilings ALT-189 Removal of Internal Ceilings ALT-190 Removal of Internal Ceilings ALT-191 Removal of Internal Ceilings ALT-192 Removal of Internal Ceilings ALT-193 Removal of Internal Ceilings ALT-194 Removal of Internal Ceilings ALT-195 Removal of Internal Ceilings ALT-196 Removal of Internal Ceilings ALT-197 Removal of Internal Ceilings ALT-198 Removal of Internal Ceilings ALT-199 Removal of Internal Ceilings ALT-200 Removal of Internal Ceilings
[Green Hatched]	ALT-103 Removal of Internal Suspended Ceiling Tie System ALT-107 Removal of Internal Ceiling Coverings (Ceiling Wallpaper) ALT-142 Removal of Window Sills ALT-146 Removal of Curtain Tracks ALT-148 Removal of Perimeter Trimming ALT-149 Removal of Signage - Statutory and Non-Statutory
[Blue Hatched]	ALT-122 Removal of Internal Floor Build-up ALT-126 Removal of Internal Floor Soled ALT-129 Removal of Internal Timber Siding ALT-121 Removal of Internal Floor Covering ALT-107 Removal of Internal Ceiling Coverings (Ceiling Wallpaper) ALT-142 Removal of Window Sills ALT-146 Removal of Curtain Tracks ALT-148 Removal of Perimeter Trimming ALT-149 Removal of Signage - Statutory and Non-Statutory
[Grey Hatched]	Historic elements to be stripped by Specialist Contractor Refer to the Rehabilitation drawings for retained doors to be refurbished. ALT-101 Removal of Internal Ceiling Cornice Moulding ALT-125 Removal of Internal Ceilings ALT-147 Removal of Radiator Cover
[Red Circle]	ALT-144 Removal of Internal Terrace Window Sills
[Red Circle]	ALT-117 Removal of Internal Wall Coverings to all surfaces as applicable as applicable
[Blue Hatched]	Operational area to be maintained and protected throughout works. MSE doors to be retained.
[Star]	Door required for fire integrity to be stripped out by Main Contractor
[Grey Hatched]	Existing wall/structure to remain
[Diagonal Hatched]	Not in Scope
[Red Outline]	Area in Scope

Elements to Retain:

- Retain all wall mouldings, chair rails
- Retain ceiling cornice where three arch-downward beams or walls
- Retain sash and plaster ceiling
- Temporary retain-structures, until client sign-off

Demolition and Strip-Out Risk Elimination Notes:

Unprotected Walls
Design measures taken to reduce / eliminate risk
• Guarding to all service voids and lift doors to be provided by the contractor.
• At least one of the lifts should remain operational during the whole of strip out period for occupants.

Information Provided for Hazard Control
• Strip out drawings showing user locations assumed from archive drawings.

Fall From Height
Design measures taken to reduce / eliminate risk
• Temporary guarding to all unprotected roof edges required.
Information Provided for Hazard Control
• Strip out drawings identify unprotected roof edges.

Fire Escape
Information Provided for Hazard Control
• Strip out drawings identify essential route to be maintained at all times.

Operational Provision
Design measures taken to reduce / eliminate risk
• Services to be retained / power supplies to be maintained to be identified prior to strip out.
Information Provided for Hazard Control
• Lifts will remain operational during the whole of the strip out period.

Adjoining Properties
Information Provided for Hazard Control
• Lift shafts with covered adjoining properties requiring suitable protection during the works.

Asbestos
Design measures taken to reduce / eliminate risk
• Management Asbestos Survey information issued with tender.
• Management Asbestos Survey to be carried out by strip out contractor prior to any works.
Information Provided for Hazard Control
• Management Asbestos Survey results available prior to works commencing.

Notes:

- All existing windows to be retained and protected during works.
- See Arch Services Engineer Space, Cleanings and Specifications for services strip out.
- Refer in conjunction with BHP's Site Inspection Report
- Refer to the Structural Engineer prior to removing any masonry walls
- Ensure stair and lift cores fire compartmentation is maintained throughout works.
- Specialist contractor to assess perimeter walls mould moisture
- All existing windows to be retained and to be protected during works
- To be read in conjunction with JRA specifications
- To be read in conjunction with Structural Engineers information and requirements

TAVISTOCK SQUARE



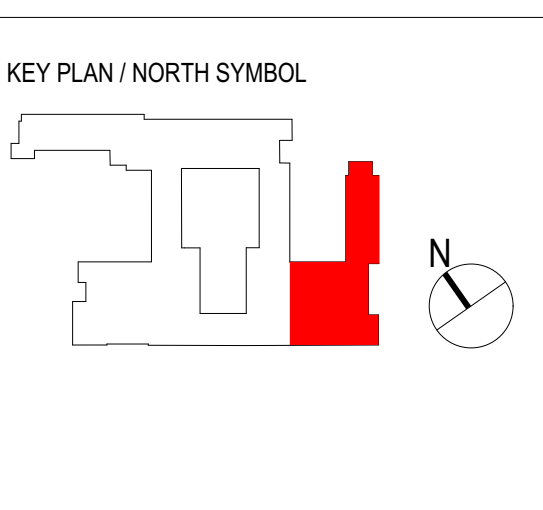
This document and its design content is © John Robertson Architects Ltd. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Rev Date Dwn Chk Description
P01 16/11/2025 EC LM Block F-H
P02 24/01/2025 EC LM Block F-H Strip Out Plan

Source File: BMA001_STB0027 - BMA House V32-V35 - BMA House Team Model - WORKSTREAM

Rev Date Dwn Chk Description

Rev Date Dwn Chk Description



Project
Tavistock House V32-V35
London

Client
British Medical Association
BMA House, Tavistock Square London
WC1H 9LP United Kingdom
020 7635 1000
www.jra.co.uk
enquiries@jra.co.uk

Drawing Title
Ground Floor Strip Out Plan

Scale 1:100 @ A0 Internal Project No. 1998

Dwg No. 1998-JRA-32-GF-DR-A-0600

Suitability S2

Revision FOR INFORMATION

P02