

DEMOLITION NOTES:

GENERAL

To be read in conjunction with Structural Engineer and M&E Engineers specification and drawings. Removal of any structural, mechanical or electrical items should only be carried out following investigation as outlined by SE / M&E specifications and following direct instruction by the project manager.

OFFICES

**Internal Walls** - All secondary tenant partitions and screens indicated in red to be stripped out.  
Walls indicated with red dashed lines to be removed.  
Skirting boards to all walls to be carefully removed  
**Windows** - All existing blinds to be removed, secondary glazing to be removed

**Columns** - Existing boxing out and finishes to columns to be stripped back to bare structure, existing ornate capitals to metal columns to be retained and protected.

**Ceilings** - All MF ceiling, ceiling tiles, suspended ceiling framework, associated fixings and light fittings to be stripped out back to historic fabric.

**Light Fittings and CCTV** - All existing light fittings to be removed.  
All existing CCTV cameras to be removed.

**Furniture** - All remaining tenant furniture, seating, tea points, storage and desks to be stripped out.

**Floors** - All existing floor finishes, raised floor tiles and pedestals to be stripped out back to slab level.

Allow for existing screed to be removed to all office floors, subject to further structural investigation

**WC's**  
All existing sanitaryware, vanity units and associated pipework to be removed.  
All existing cistern housings / IPS access panels to be removed.

All existing cubicle doors and separating walls to be stripped out.  
All ceilings, lighting, wall finishes to be stripped out back to bare structure.

All existing floor finishes, raised floors and screed to be stripped out back to structural slab level.

**21 SOUTHAMPTON ROW STAIRS & LOBBY**  
**Stairs**  
Existing stair to be removed entirely inline with Structural Engineers information.

**Lobby**  
All existing floor finishes, and screed to lobby area to be stripped out back to slab level.

Allow for the slab to be removed to allow for construction of new stair core

**VERNON & SICILIAN HOUSE STAIRS & LOBBY**  
**Stairs**  
Existing terrazzo finishes to main stair to be retained and protected throughout construction.

Existing handrails to be removed entirely throughout the staircase.  
Existing cladding to be removed from the lift enclosure and existing lift cars / running gear to be removed. PLEASE NOTE THAT ASBESTOS HAS BEEN CONFIRMED WITHIN THESE LIFT ENCLOSURES.

Allow for the existing concrete stair from 4th to 5th floors to be retained and repaired as required.

**Lobby**  
All existing floor finishes, and screed to lobby area to be stripped out back to slab level.

All existing doors and frames stripped out.

**SERVICES - (Works to be undertaken in accordance with M&E requirements)**  
**Fire Alarms**  
All existing fire alarms to be disconnected and removed.

**Office areas**  
All existing radiators and wall mounted heating to be removed.  
All existing heating/cooling units to be removed

All ductwork and cabling to be removed  
All above ceiling services, ductwork and cabling to be removed

Risers and riser doors to be removed as indicated.

**WC's and Lobby areas**  
All existing radiators and wall mounted heating to be removed

- Indicates original fabric to be demolished. Refer to structural engineers information for extent of structural alterations to indicated areas
- Indicates non original non structural partitions to be removed
- Indicates non structural elements that need to be removed / demolished
- Indicates areas of structural openings to be carefully created within existing slabs in line with approved risk assessment and approved method statements
- Indicates areas of internal screed / finishes to be stripped back to bare structure in line with approved risk assessment and approved method statements
- Indicates areas of external floor finishes to be stripped back in line with approved risk assessment and approved method statements
- Indicates areas where internal screed to be retained, areas will have reduced floor void with new raised access floor

Schedule of Works Key:	
to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 099	
01	01.100.01 - Allow for masonry wall to be removed
03	01.100.03 - Allow for existing partition and door to be removed completely
04	01.100.04 - Allow for existing windows to service yard elevation to be removed and structural openings to be enlarged down to slab level
05	01.100.05 - Allow for existing structural opening to be enlarged for larger door to be installed, allow for new lintel to SE specification
06	01.100.06 - Allow for new void in existing ground floor slab for new ducts
07	01.100.07 - New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification
08	01.100.08 - Existing stair to be removed throughout
09	01.100.09 - Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely
10	01.100.10 - Existing shaft and lift car to be removed
11	01.100.11 - Existing load bearing masonry walls to be removed as indicated, allow for temporary propping and new steel support structure to be developed in accordance with structural engineers specification
12	01.100.12 - Existing non original timber stair to be removed between lower ground and ground floor levels
13	01.100.13 - Existing stair between service yard and ground floor levels to be removed
14	01.100.14 - Existing lift car and shaft to be demolished throughout
15	01.100.15 - Allow for existing shopfront glazing to be replaced, to match existing style and design
16	01.100.16 - Allow for existing door to be removed and infilled with new shopfront glazing to match existing
17	01.100.17 - Allow for new void in existing ground floor slab to be formed to accommodate new stair down to lower ground. PLEASE NOTE, ADDITIONAL VOIDS TO BE FORMED FOR FUTURE PLATFORM LIFT SOFT SPOTS TBC
18	01.100.18 - Existing external plant enclosure and access stair to be removed
19	01.100.19 - Existing floor finishes to service yard to be removed
20	01.100.20 - Area of existing screed to be removed shown hatched, subject to further site investigation
21	01.100.21 - Existing fire exit doors to be removed and structural opening to be enlarged to form new lobby
22	01.100.22 - Existing window to rear service yard to be retained, refurbished and redecorated
23	01.100.23 - Extent of rear slab removed to allow for new cycle store entrance
24	01.100.24 - Existing windows removed and structural openings lowered down to street level
25	01.100.25 - Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement
26	01.100.26 - Handrail and balustrade removed but stair retained
27	01.100.27 - Existing stair to be removed to allow for proposed waterproofing at basement level
28	01.100.28 - Existing stair was disintegrated and has subsequently collapsed
29	01.100.29 - Existing door of 21 Southampton Row to service yard elevation to be removed and structural openings to be enlarged down to slab level

TBC - Client to review and propose replacement works for stairs

1 Ground Floor Demolition Plan  
Scale: 1:100



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	Date	Amendment
PL-1	22/07/2022	Issued for Planning
PL-2	01/03/2023	Revisions as per agreed amendments
PL-3	02/03/2023	Revision to ribs
PL-4	07/02/2025	Revisions as per agreed amendments

Date May 2022	Project Vernon, Sicilian Hse/21 Southampton Row	Job Ref. 383
Scale 1:100 @A1	Drawn MW	Check AY
Status PLANNING	Client Ref EDR	Drwg. no. 383 (DE) 100
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