

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

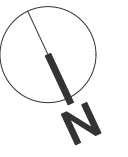
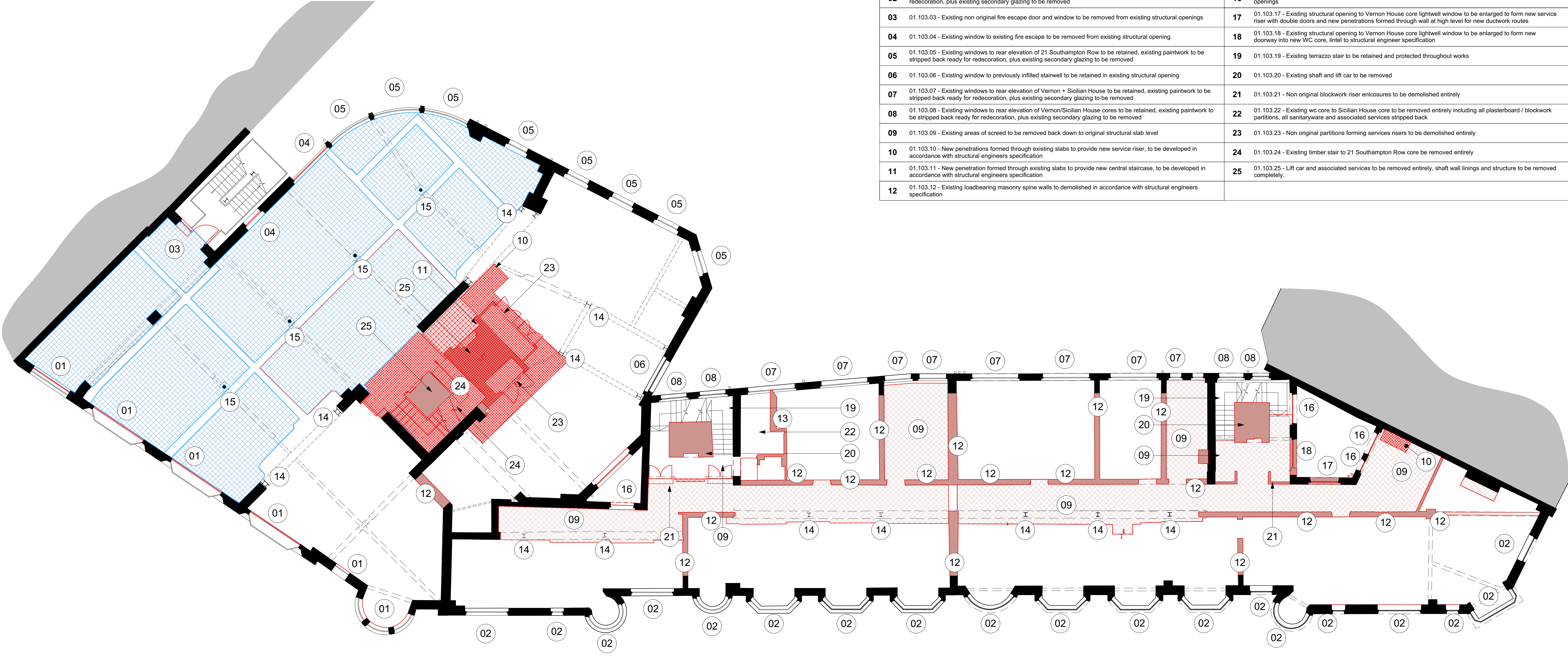
**WC's**  
All existing sanitaryware, vanity units and associated pipework to be removed.  
All existing cistern housings / IPS access panels to be removed.  
All existing cubicle doors and separating walls to be stripped out.  
All ceilings, lighting, wall finishes to be stripped out back to bare structure.  
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.

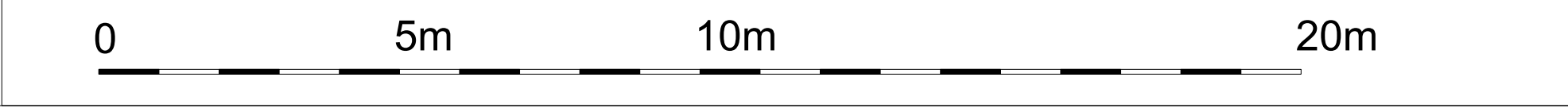
**SERVICES - (Works to be undertaken in accordance with M&E requirements)**  
**Fire Alarms**  
All existing fire alarms to be disconnected and removed.  
**Office areas**  
All existing radiators and wall mounted heating to be removed  
All existing heating/cooling units to be removed  
All ductwork 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:	
<b>to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 103</b>	
<b>01</b> 01.103.01 - Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	<b>13</b> 01.103.13 - Existing non loadbearing masonry walls to be demolished in accordance with structural engineers specification
<b>02</b> 01.103.02 - Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	<b>14</b> 01.103.14 - Existing structural steel column to be retained and protected throughout works
<b>03</b> 01.103.03 - Existing non original fire escape door and window to be removed from existing structural openings	<b>15</b> 01.103.15 - Existing feature round steel columns to be retained and protected throughout works
<b>04</b> 01.103.04 - Existing window to existing fire escape to be removed from existing structural opening	<b>16</b> 01.103.16 - Existing windows to Vernon/Sicilian House Core lightwell to be removed from existing structural openings
<b>05</b> 01.103.05 - Existing windows to rear elevation of 21 Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	<b>17</b> 01.103.17 - Existing structural opening to Vernon House core lightwell window to be enlarged to form new service riser with double doors and new penetrations formed through wall at high level for new ductwork routes
<b>06</b> 01.103.06 - Existing window to previously infilled stairwell to be retained in existing structural opening	<b>18</b> 01.103.18 - Existing structural opening to Vernon House core lightwell window to be enlarged to form new doorway into new WC core, lintel to structural engineer specification
<b>07</b> 01.103.07 - Existing windows to rear elevation of Vernon + Sicilian House to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	<b>19</b> 01.103.19 - Existing terrazzo stair to be retained and protected throughout works
<b>08</b> 01.103.08 - Existing windows to rear elevation of Vernon/Sicilian House cores to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	<b>20</b> 01.103.20 - Existing shaft and lift car to be removed
<b>09</b> 01.103.09 - Existing areas of screed to be removed back down to original structural slab level	<b>21</b> 01.103.21 - Non original blockwork riser enclosures to be demolished entirely
<b>10</b> 01.103.10 - New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification	<b>22</b> 01.103.22 - Existing wc core to Sicilian House core to be removed entirely including all plasterboard / blockwork partitions, all sanitaryware and associated services stripped back
<b>11</b> 01.103.11 - New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification	<b>23</b> 01.103.23 - Non original partitions forming services risers to be demolished entirely
<b>12</b> 01.103.12 - Existing loadbearing masonry spine walls to demolished in accordance with structural engineers specification	<b>24</b> 01.103.24 - Existing timber stair to 21 Southampton Row core be removed entirely
	<b>25</b> 01.103.25 - Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.



1 Third 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	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	Title Third Floor Demolition Plan		
Status PLANNING		Client Ref EDR	Drwg. no. 383 (DE) 103	Rev. PL-3	
Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP T: 020 3735 7442 E: <a href="mailto:mail@halebrown.com">mail@halebrown.com</a> W: <a href="http://www.halebrown.com">www.halebrown.com</a>					