

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 statementsIndicates areas of internal screed / finishes to be stripped back to bare structure in line with approved risk assessment and approved method statementsIndicates areas of external floor finishes to be stripped back in line with approved risk assessment and approved method statementsIndicates 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	01.099.01 - Allow for masonry wall to be removed
02	01.099.02 - Existing pier to be retained
03	01.099.03 - Allow for existing partition and door to be removed completely
04	01.099.04 - Allow for existing lobby to be removed
05	01.099.05 - Allow for existing plant room to be demolished completely
06	01.099.06 - Allow for existing nibs to be removed
07	01.099.07 - New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification
08	01.099.08 - Existing stair to be removed throughout
09	01.099.09 - Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely
10	01.099.10 - Existing shaft and lift car to be removed
11	01.099.11 - 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	01.099.12 - Existing non original timber stair to be removed between lower ground and ground floor levels
13	01.099.13 - Existing stair between lower ground and service yard levels to be retained
14	01.099.14 - Existing lift car and shaft to be demolished throughout
15	01.099.15 - Existing slab to be excavated to allow for new lift pit creation
16	01.099.16 - Extended metal stair to be removed
17	01.099.17 - External chiller plant to be removed
18	01.099.18 - Existing internal plant to be removed completely
19	01.099.19 - Existing stair to be removed to allow for proposed waterproofing
20	01.099.20 - Existing escape door removed
21	01.099.21 - Existing windows to be removed
22	01.099.22 - Existing stair disintegrated and subsequently collapsed



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 bubbled

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	Title Basement Demolition Plan
	Drwg. no. 383 (DE) 099	Rev. PL-3
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