PLANNING

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 capitols 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.

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

Floors

out. Stairs



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.	Revision	Date	Amendment		
	PL-1	22/07/2022	Issued for Planning		
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.	PL-2	01/03/2023	Revisions as per agreed amendments		
This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.	PL-3	02/03/2023	Revision to nibs		
	PL-4	07/02/2025	Revisions as bubbled		
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.	tention of the Architect.				

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

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

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 removed to allow for construction of new **VERNON & SICILIAN HOUSE STAIRS**

Stairs

Existing terrazzo finishes to main stair to protected throughout construction.

Existing handrails to be removed entirely staircase. Existing cladding to be removed from the existing lift cars / running gear to be remo NOTE THAT ASBESTOS HAS BEEN CO THESE LIFT ENCLOSURES. Allow for the existing concrete stair from

Lobby All existing floor finishes, and screed to lo stripped out back to slab level. All existing doors and frames stripped out

be retained and repaired as required.

& LOBBY SERVICES - (Works to be undertaken in accordance with M&E requirements) o be retained and Fire Alarms All existing fire alarms to be disconnected and removed. y throughout the Office areas All existing radiators and wall mounted heating to be e lift enclosure and removed noved. PLEASE All existing heating/cooling units to be removed All above ceiling services, ductwork and cabling to be at th to 5th floors to removed Risers and riser doors to be removed as indicated. WC's and Lobby areas lobby area to be All existing radiators and wall mounted heating to removed ut.			Indicates original fabric to be demolished. Refer to structural engineers information for extent of structural alterations to indicated areas		Indicates areas of structural openings to be carefully created within existing slabs in line with approved risk assessment and approved method statements		
			Indicates non orignal non structural partitions to be removed Indicates non structural elements that need to be removed / demolished		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		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					
01 01.100	0.01 - Allow for masonry wall to be removed	14 0	1.100.14 - Existing lift car and shaft to be demolis	hed througho	out		
03 01.100	0.03 - Allow for existing partition and door to be removed completely	15 0	1.100.15 - Allow for existing shopfront glazing to I	be replaced,	to match existing style and design		
		16 0	1.100.16 - Allow for existing shopfront glazing and	door to be i	replaced, to match existing style and design		
 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 			17 01.100.17 - Allow for new void in existing ground floor slab to be formed to accomodate new stair down to lowe 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				
07.100.07 - New structural opening to be formed in masonry wall, allow for new lintel to structure engineer's specification		19 01.100.19 - Existing floor finishes to service yard to be removed					
08 01.100	01.100.08 - Existing stair to be removed throughout		20 01.100.20 - Area of existing screed to be removed shown hatched, subject to further site investigation				
nu		21 01.100.21 - Existing fire exit doors to be removed and structural opening to be enlarged to form new lobby					
10 01.100	01.100.10 - Existing shaft and lift car to be removed		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 0	1.100.24 - Existing windows removed and structu	ral 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					
	ut the sure and ASE D WITHIN floors to to be Schedule to be read in section 01, 3 01 01.100 03 01.100 04 01.100 05 01.100 10 01.100 07 01.100 09 01.100 09 01.100 10 01.100 09 01.100 00 00 01.100 00 00 00 00 00 00 00 00 00	edited Fire Alarms ut the Office areas all existing radiators and wall mounted heating to be sure and removed ASE All existing radiators and wall mounted heating to be DWTHIN All existing radiators and wall mounted heating to be Towered Reserved Reserved All existing services, ductowick and cabling to be Towered Reserved Reserved Reserved Reserved All existing radiators and wall mounted heating to removed Schedule of Works Key: to be to be All existing radiators and wall mounted heating to removed O1 01.100.01 - Allow for existing partition and door to be removed completely 01 01.100.03 - Allow for existing partition and door to be removed and structural openings to be enlarged down to siable level 05 01.100.05 - Allow for existing structural opening to be enlarged for larger door to be installed, allow for new lintel to 5E specification 06 01.100.06 - Allow for existing structural opening to be offered in masonry wall, allow for new lintel to structural engineer's specification 08 01.100.07 - New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification 08 01.100.0	ad and ut the composition Fire Atams all existing realators and wall mounted heating to be removed All existing realators and wall mounted heating to be removed WC's and Lobby areas to be 12 0 Schedule of Works Key: 12 0 10 0.100.01 - Allow for masonry wall to be removed ensisting participant of the stating partition and door to be removed completely 15 0 01 0.1100.03 - Allow for existing partition and door to be removed and structural openings to be ensisted down to slab level 16 0 02 0.1100.05 - Allow for existing partition and door to be removed and structural openings to be ensisted down to slab level 17 0 03 0.1100.05 - Allow for existing partition and foor targer door to be installed, allow for new lintel 17 0 04 0.1100.05 - Allow for existing structural opening to be formed in masonry wall, allow for new lintel 17 0 05 0.1100.06 - Allow for new void in existing ground floor slab for new ducts 18 0 07 0.1100.07 - New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification 19 0 08 0.1100.08 - Existing sanitaryware + assosciated fixtures, fittin	d and Market Mar	ad and Provide state intervent of the state intervent and encoded		

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