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

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.

All existing CCTV cameras to be removed. Furniture - All remaining tenant furniture, seating, tea points, storage and desks to be stripped out.

Light Fittings and CCTV - All existing light fittings to be

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

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

All existing floor finishes, raised floors and screed to be

Existing stair to be removed entirely inline with Structural

All existing floor finishes, and screed to lobby area to be

stripped out back to structural slab level.

21 SOUTHAMPTON ROW STAIRS & LOBBY

bare structure.

Engineers information.

stripped out back to slab level.

Existing terrazzo finishes to main stair to be retained and protected throughout construction. Existing handrails to be removed entirely throughout the All existing cubicle doors and separating walls to be stripped

Existing cladding to be removed from the lift enclosure and All ceilings, lighting, wall finishes to be stripped out back to 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.

VERNON & SICILIAN HOUSE STAIRS & 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 Risers and riser doors to be removed as indicated. WC's and Lobby areas

All existing radiators and wall mounted heating to removed

alterations to indicated areas Indicates non orignal non structural partitions to be removed Indicates non structural elements that

10m

5m

Indicates original fabric to be

demolished. Refer to structural engineers

information for extent of structural

need to be removed / demolished

statements Indicates areas of external floor finishes to be stripped back in line with approved risk assessment and approved method

> Indicates areas where internal screed to be retained, areas will have reduced floor void with new raised access floor

> > 20m

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

Allow for the slab to removed to allow for construction of new stair core Schedule of Works Key: 15 01.101.15 - Existing feature round steel columns to be retained and protected throughout works 01.101.16 - Existing windows to Vernon/Sicilian House Core lightwell to be removed from existing structural to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 101 01.101.01 - Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready 01.101.17 - 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 01.101.02 - Existing windows to Sicilian Avenue to be retained, existing paintwork to be stripped back ready for 01.101.18 - 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 03 01.101.03 - Existing non original fire escape door and window to be removed from existing structural openings 19 01.101.19 - Existing terrazzo stair to be retained and protected throughout works 01.101.04 - Existing window to existing fire escape to be removed from existing structural opening 20 01.101.20 - Existing shaft and lift car to be removed 01.101.05 - Existing windows to rear elevation of 21 Southampton Row to be retained; strip out existing painting 21 01.101.21 - Non original blockwork riser enlcosures to be demolished entirely and get ready for redecoration 22 01.101.22 - Existing wc core to Sicilian House core to be removed entirely including all plasterboard / blockwork 06 01.101.06 - Existing window to previously infilled stairwell to be retained in existing structural opening partitions, all sanitaryware and associated services stripped back 01.101.07 - Existing windows to rear elevation of Vernon + Sicilian House to be retained; strip out existing 23 01.101.23 - Non original partitions forming services risers to be demolished entirely painting and get ready for redecoration (04) 01.101.08 - Existing windows to rear elevation of Vernon/Sicilian House cores to be retained; strip out existing 24 01.101.24 - Existing timber stair to 21 Southampton Row core to be removed entirely painting and get ready for redecoration 25 01.101.25 - Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely. 09 01.101.09 - Existing areas of screed to be removed back down to original structural slab level 01.101.10 - New penetrations formed through existing slabs to provide new service riser, to be developed in 26 01.101.26 - Non original blockwork partitions to be removed accordance with structural engineers specification 01.101.11 - New penetration formed through existing slabs to provide new central staircase, to be developed in 27 01.101.27 - Existing timber steps to first floor mezzanine to be retained, and protected throughout works accordance with structural engineers specification 01.101.12 - Existing loadbearing masonry spine walls to demolished in accordance with structural engineers 28 01.101.28 - Existing non original partition to existing fire escape stair from ground to first floors to be demolished 01.101.13 - Existing non loadbearing masonry walls to be demolished in accordance with structural engineers 29 01.101.29 - Existing first floor windows to Southampton Row to be removed completely 14 01.101.14 - Existing structural steel column to be retained and protected throughout works (11)(25) (29) 19 (20) (22) (20) (09) (09) SOUTHAMPTONROW (09) 12 (21) (02) (09) 02 02 02 (02) (02) (02) (02) (02) SICILIAN AVENUE

All dimensions to be checked on site prior to commencement of any works, and/or preparation of ar shop drawings.
Sizes of and dimensions to any structural or services elements are indicative only. See structural ar service engineers drawings for actual sizes / dimensions.
This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' 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 of

sufacturers/suppliers recommendations is to be brought to the attention of the Architect

First Floor Demolition Plan Scale: 1:100

Revision Date	Amendment	Date		Project Job Ref	
PL-1 22/07/2022	Issued for Planning	May 2022	_	Vernon, Sicilian Hse/21 Southampton Row 383	
L-2 01/03/2023	Revisions as per agreed amendments	Scale Drav	n Check	Title	halahrown
PL-3 07/02/2025	Revisions as bubbled	1:100 @A1 MW	AY	First Floor Demolition Plan	Indicolowing
		Status	Client Ref	Drwg. no. Rev.	a ka bita ata
		PLANNING	EDR	383 (DE) 101 PL-3	_ architects
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