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.

Light Fittings and CCTV - All existing light fittings to be 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

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

Existing stair to be removed entirely inline with Structural

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

bare structure.

Engineers information.

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 staircase. 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. All existing floor finishes, raised floors and screed to be stripped out back to structural slab level. Allow for the existing concrete stair from 4th to 5th floors to be retained and repaired as required. 21 SOUTHAMPTON ROW 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.

VERNON & SICILIAN HOUSE STAIRS & LOBBY

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

Indicates non orignal non structural partitions to be removed Indicates non structural elements that need to be removed / demolished

Indicates original fabric to be

demolished. Refer to structural engineers

alterations to indicated areas

information for extent of structural

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 Indicates areas where internal screed to

halebrown

Indicates areas of structural openings to

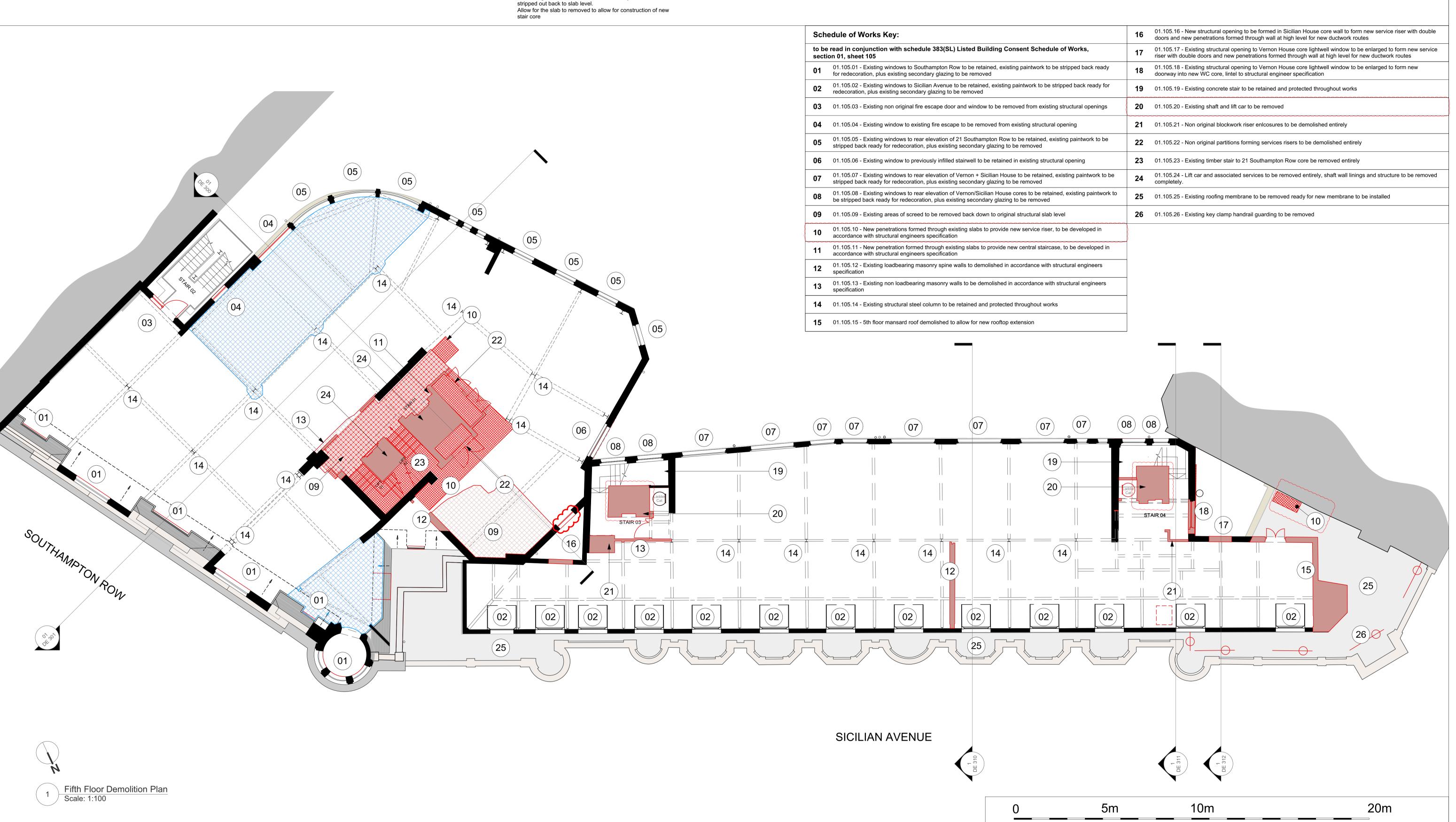
be carefully created within existing slabs

in line with approved risk assessment

and approved method statements

Indicates areas of internal screed /

be retained, areas will have reduced floor void with new raised access floor



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

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

Revision	Date	Amendment	Date			Project		Job Ref.
	22/07/2022	Issued for Planning	May 2022	2		Vernon, Sicilian F	Hse/21 Southampton Ro	ow 383
PL-2	01/03/2023	Revisions as per agreed amendments	Scale	Drawn	Check	κ Title		
PL-3	07/02/2025	Revisions as bubbled	1:100 @ <i>A</i>	A1 MW	AY	Fifth Floor Demolition	ion Plan	
			Status		Client Re	ef Drwg. no.		Rev.
			PLANNIN	1G	EDR	383 (DE) 105		PL-3
			Hale Brow	n Architects I	td. Unit 1.04	4, Edinburgh House, 17	70 Kennington Lane, Londo	lon, SE11 5DP
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