

NOTE:
REFER TO STRUCTURAL ENGINEER'S INFORMATION PRIOR TO UNDERTAKING ANY DEMOLITIONS
NOTE:
All floor finishes to be taken upback to existing joists/screed including backing and fixings
NOTE:
All radiators, associated plumbing, boiler and tanks to be removed with services safely capped of and secure throughout works
NOTE:
All wallpaper to be stripped and removed from site.
NOTE:
All joinery to be stripped and removed from site (except for window surrounds) including wardrobes, skirting boards, doors, architraves etc)
NOTE:
All plaster cornice and mouldings to be removed from all rooms
NOTE:
All electrical sockets, switches and fittings (lights etc) to be capped off safely and removed from site.
All wiring to be stripped and removed
NOTE:
All kitchen fittings to be safely capped off and removed including gas hob, sink etc
NOTE:
Temporary works as required to be instated with design approved by structural engineer prior to demolition

NOTE:
All pipework running into flat above to be thoroughly investigated prior to deomlition.
If pipework must be retained allow for it to be re-routed via chasing into walls - obtaining approval and consents as necessary prior to any possible disruption of services to flat above. Refer to report included in tender documentation.
NOTE:

All plasterboard, plaster, lathe and plaster, wallpaper and wall finishes to be stripped and removed from site. Where plaster to external walls plaster to be stabilised (rake out cracks, wire brush etc, stabilised with Carlite or equivalent)and prepared for localised re-plastering as necessary and skim.

Demolished to lintel height for proposed doorway.
Proposed 50(w) x 100(h) timber lintel above
to Structural Engineer's Specification: ELEMENT 23

Wall below partially demolished at high level to accomodate staircase winders.
Approximately 400mm below 1st floor level to be demolished
- subject to Strutural Engineer's staircasesupport method.

Existing plumbing to be investigated and removed or chased into chimney breast.

Open up chimney Breast, investigate and assess for re-use

Demolish Floor, including joists, finishes and ceiling below. Liaise with Structural Engineer

Existing fuse box to be removed with all associated wiring
Existing boxing out to be opened up and investigated
- services removed or re-routed as possible and necessary

Exisging boxing out to be invstigated. Services capped off and removed or re-routed as possible and necessary

Demolished to lintel height for proposed doorway.
Instate 50(w) x 100(h) timber beam to Structural Engineer's Specification: ELEMENT 21

Partition demolished full height. 125x75mm timber posts (Engineer's ELEMENT 26) to support 125x225mm timber beam above (Engineer's ELEMENT 18) - all to Engineer's Specification: ELEMENT 26 and ELEMENT 18

Demolish existing wardrobes completely and cart off site

Demolish existing masonry to lintel height + tolerance for proposed doorway instate 2No. 100(w) x 70(h)Naylor P100 pre cast concrete Lintels to Structural Engineer's Specification: ELEMENT 17








Demolished to lintel height for proposed doorway. Instate 50(w) x 100(h) timber Lintel to Structural Engineer's Specification: ELEMENT 19

Existing joist direction within floor

Demolished to lintel height for proposed doorway. Instate 50(w) x 100(h) timber Lintel to Structural Engineer's Specification: ELEMENT 20

Demolished to lintel height for proposed opening to house wardrobe. Instate 2No. 100x110Naylor S4 pre cast concrete intels to Structural Engineer's Specification: ELEMENT 16

NOTE:
REFER TO STRUCTURAL ENGINEER'S INFORMATION FOR ALL TEMPORARY WORKS, FIXINGS, CONNECTIONS PADSTONES AND OTHER STRUCTURAL SPECIFICATIONS
NOTE:
DIMENSIONS MUST BE CHECKED ON SITE TO CO-ORDINATE WITH PROPOSED FINISHED OPENINGS AND ACCOUNT FOR EXISTING AND PROPOSED FINISHES (MATCHING LEVELS AS NECESSARY AND APPROPRIATE)
NOTE:
Existing ironmongery to windows to be carefully removed and carted off site. Windows to be kept secure at all times.
NOTE:
All plasterboard/lathe and plaster to walls and ceilings to be taken down including all fixings . Retain studs/timbers/structural frame for re-use as applicable (refer to Structural Engineer prior to demolition of elements beyond those specified)
NOTE:
All plaster to existing masonry walls to be stabilised using 'Carlite' by British Gypsum or equivalent.
Prior to application of carlita all loose plaster to be taken down, cut back to stable surface and wire brushed to remove all loose elements.
NOTE:
Take down and remove all fixings to stripped walls (including nails, screws etc) and prepare for re-use as necessary.

KEY	
	EXISTING WALLS AND STRUCTURE
	PARTITIONS AND MASONRY WALLS TO BE DEMOLISHED
	OTHER ITEMS TO BE DEMOLISHED
	REMOVE ENTIRE FLOOR INCLUDING STRUCTURE
	PROPOSED TIMBER POST
	PROPOSED STRUCTURAL ELEMENT ABOVE
	AREA NOT WITHIN DEMISE OF CONTRACT

Radiator boxing out taken down and removed from site
Panelling behind to be protected throughout the Works

Non-structural partition demolished.

Existing entrance to apartment.

All plumbing at high level to be thoroughly investigated and removed if possible or chased into walls if necessary.

Existing gas supply to flor above - to be protected at all times

All pipework running into flat above to be thoroughly investigated prior to deomlition. All to be removed/chased into wall as preference.
If pipework to be re-routed obtaining approval and consents as necessary prior.

Demolished to lintel height for proposed doorway. Instate 50(w) x 100(h) timber Lintel to Structural Engineer's Specification: ELEMENT 24

Partition demolished to ceiling. Proposed 100(w) x 200(h) timber beam to Structural Engineer's specification: ELEMENT 22. Note temporary use of partition and instation of temporary door to seal off Ground Floor during Second Phase of project (once First Floor inhabitable)

Demolished to lintel height for proposed doorway. Instate 50(w) x 100(h) timber Lintel to Structural Engineer's Specification: ELEMENT 20

Demolished to lintel height for proposed doorway Instate 50(w) x 100(h) timber Lintel to Structural Engineer's Specification: ELEMENT 20

All plumbing at high level to be thoroughly investigated and removed if possible or chased into walls if necessary.

Gas range cooker, extract etc to be disconnected and carted off site

Existing hot water tank disconnected and removed from site

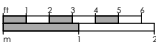
Existing boiler to be removed, gas disconnected

Flue above to be removed.
Structure above capped off and held in place with plywood and batons

Notes:

Do not scale from drawings

Use figured dimensions only



Rev.	Date	Dwn.	Description
-	21.10.05	GMH	Issued to Client
A	25.10.05	GMH	Drawing updated with design. Issued to Client
B	25.11.05	GMH	Revised and issued to consultants
C	01.12.05	GMH	Revised and issued for feedback. Further detail added to existing services
D	24.02.05	GMH	Issued for Tender
E	03.06.10	GMH	Issued to Camden as Planning Application
F	24.06.10	GMH	Revised: Issued to Camden as Planning Application

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CLIENT
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PURPOSE OF ISSUE

Information ☐
Comment ☐
Consents ☒
Building Control ☐
Tender ☐
Contract ☐
Construction ☐

50 Elsworthy Road
Existing/Demolition/Structure/Remedial:
FIRST FLOOR PLAN
Scale(s): 1 : 50
Date: 20.08.05
Dwn. by: GMH
Chd. by: GMH
Project No.: AG-041
Drawing No.: 003
Rev.: (F)