

NOTE:
REFER TO STRUCTURAL ENGINEER'S INFORMATION PRIOR TO UNDERTAKING ANY DEMOLITIONS
NOTE:
All floor finishes to be taken up back to existing joists/screed including backing and fixings
NOTE:
Existing services (electricity, gas and water, supply and waste) to be thoroughly investigated prior to removal, with particular concern where services possibly run into and serve supply or waste to/from property above.
NOTE:
All radiators, associated plumbing, boiler and tanks to be removed with services safely capped off and secure throughout works.
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.
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 to provide structural support as required to be instated with design approved by structural engineer prior to demolition
NOTE:
Existing incoming mainsto be investigated for re-use. Existing waste runs to be investigated for re-use

Existing wall prtially removed, opening raised to be flush with kitchen ceiling.Allow for instation at high level of 2no. steel Universal Beams 127x76x13mm to Structural Engineer's specification: ELEMENT 15

Area subject to investigation from structural engineer - suspected accomodation of redundant flue exit from original fireplace to Dining Room. Allow for 2No. 100x70 Pre Cast P100 Naylor concrete lintels to Structural Engineer's specification: ELEMENT 14

Double Oven to be disconnected and carted off site
Wall partially demolished at high level to accomodate staircase winders. Approximately 400mm below 1st floor level to be demolished - subject to Strutural Engineer's staircasesupport metod.

2No. 50(w) x 200(h) Structural timber beams at high level (within floor void) to Structural Engineer's Specification: ELEMENT 08

Area to be investigated - Masonry demolished after consultation with structural engineer.

Existing boxing out to be opened up and investigated - services removed or re-routed as possible and necessary
Boiler to be safely disconnected and carted off site
Hob and extract and all associated fittings to be disconnected and carted off site

Wall demolished. Allow for instation of 50mm (wide) x 200mm(deep) timber joist to Structural Engineer's specification: ELEMENT 07structure concealed within proposed bulkhead

Raise opening height by minimum 190mm, 2no. 100(w)x70(h) P100 Naylor Pre Cast Concrete lintels to Stuctural Engineer's Specification: ELEMENT 03. Opening relocated to position as described. Extend original opening.

Existing opening to be extended vertically and horizontally and partly infilled with blockwork to suit proposed 2850 finished floor to ceiling height. 2no. 100(w)x70(h) P100 Naylor Pre Cast Concrete lintels to Structural Engineer's Specification: ELEMENT 04

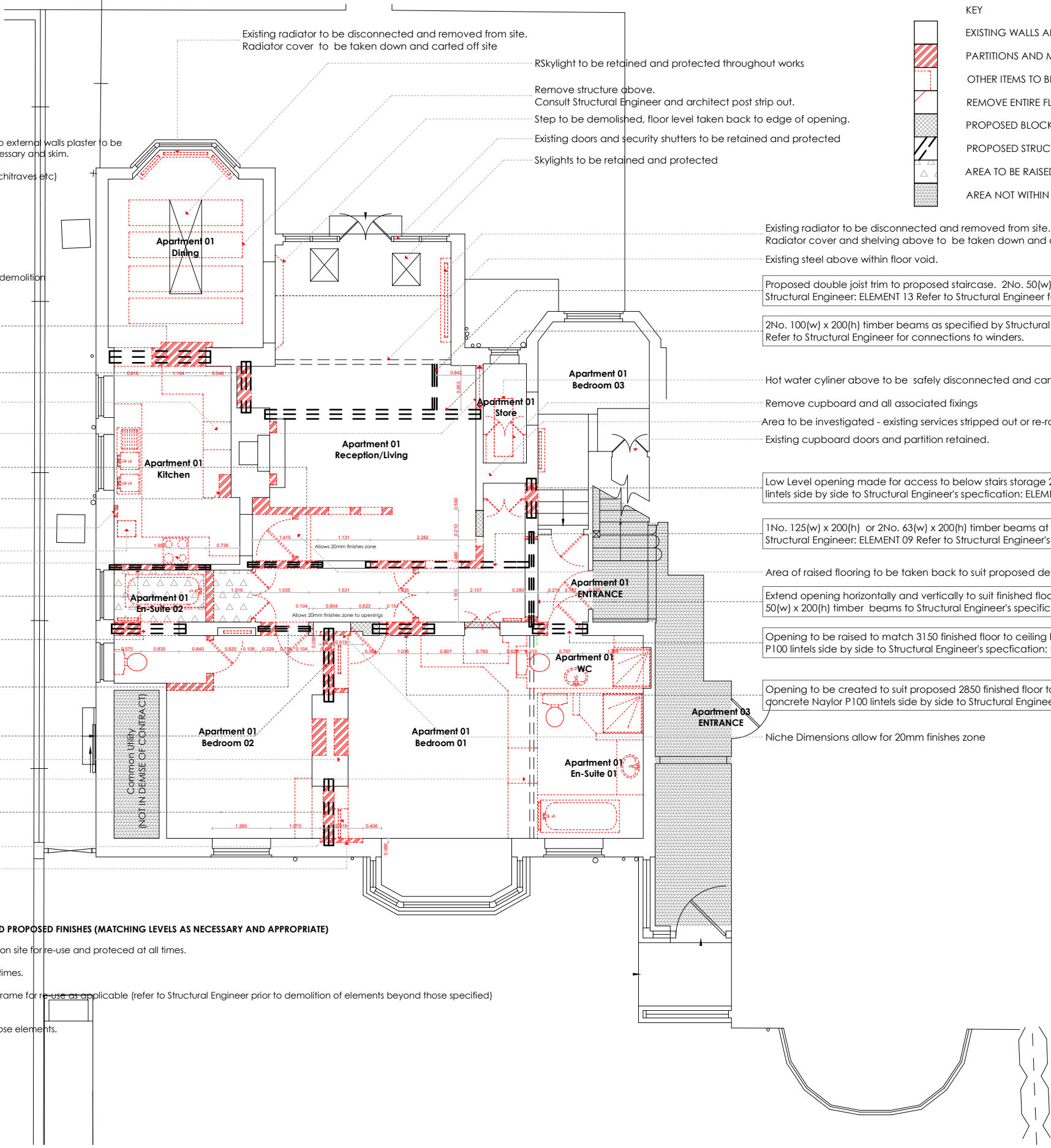
Existing wall demolished to ceiling. Instation of 2No. 100(w)x110(h) Naylor S4 lintels to Structural Engineer's Specification: ELEMENT 02

Open up chimney Breast, investigate and assess for re-use
Likely beam above, size and depth to be investigated upon openig up

Existing wall demolished to ceiling. Instation of 2No. 100(w)x110(h) S4 Naylor Pre Cast Concrete lintels to Structural Engineer's Specification: ELEMEN 01

Area to be investigated, boxing out removed, services removed if applicable
Niche Dimensions allow for 20mm finishes zone

NOTE:
REFER TO STRUCTURAL ENGINEER'S INFORMATION FOR ALL FIXINGS, PADSTONES AND OTHER STRUCTURAL SPECIFICATIONS
NOTE:
DIMENSIONS MUST BE CHECKED ON SITE TO CO-ORDINATE WITH PROPOSED DOOR OPENINGS AND ACCOUNT FOR EXISTING AND PROPOSED FINISHES (MATCHING LEVELS AS NECESSARY AND APPROPRIATE)
NOTE:
Existing security grilles to Ground Floor windows to be labelled in co-ordinated manner with windows, taken down and stored on site for re-use and protected at all times.
NOTE:
Existing ironmongery to Ground Floor 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 BLOCKWORK
 - PROPOSED STRUCTURAL ELEMENT ABOVE
 - AREA TO BE RAISED BY APPROXIMATELY 190mm
 - AREA NOT WITHIN DEMISE OF CONTRACT

Existing radiator to be disconnected and removed from site.
Radiator cover and shelving above to be taken down and carted off site
Existing steel above within floor void.
Proposed double joist trim to proposed staircase. 2No. 50(w) x 200(h) timber beams as specified by Structural Engineer: ELEMENT 13 Refer to Structural Engineer for connections to winders and existing steel.
2No. 100(w) x 200(h) timber beams as specified by Structural Engineer: ELEMENT 12 Refer to Structural Engineer for connections to winders.
Hot water cyliner above to be safely disconnected and carted off site
Remove cupboard and all associated fixings
Area to be investigated - existing services stripped out or re-routed as necessary
Existing cupboard doors and partition retained.
Low Level opening made for access to below stairs storage 2No. 100(w)x70mm(h) Precast Naylor P100 lintels side by side to Structural Engineer's specification: ELEMENT 11
1No. 125(w) x 200(h) or 2No. 63(w) x 200(h) timber beams at high level (within floor void) as specified by Structural Engineer: ELEMENT 09 Refer to Structural Engineer's information for connections etc.
Area of raised flooring to be taken back to suit proposed design
Extend opening horizontally and vertically to suit finished floor to ceiling level of 2850mm. Allow for 2no. 50(w) x 200(h) timber beams to Structural Engineer's specification: ELEMENT 10
Opening to be raised to match 3150 finished floor to ceiling height. 2No. 100(w)x70mm(h) Precast Naylor P100 lintels side by side to Structural Engineer's specification: ELEMENT 06
Opening to be created to suit proposed 2850 finished floor to ceiling height. 2No. 100(w)x70(h) Precast concrete Naylor P100 lintels side by side to Structural Engineer's specification: ELEMENT 05
Niche Dimensions allow for 20mm finishes zone

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	Drawing updated with design. 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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PURPOSE OF ISSUE
Information
Comment
Consents
Building Control
Tender
Contract
Construction

50 Elsworthy Road
Existing/Demolition/Structure/Remedial:
GROUND FLOOR PLAN
Scale(s): 1 : 50
Date: 20.08.05
Dwn. by: GMH
Chd. by: GMH
Project No.: AG-041
Drawing No.: 002
Rev.: (F)