

Key	
	Parts to be stripped out. Any brickwork and roof tiles to be salvaged where possible
	Soil infill within crawl space to be removed
	Area to be Excavated

**NOTES:**

All works to be in accordance with Conservation Specifications.

All redundant services to be removed.

None of the existing fabric, including floor finishes, window joinery, door joinery, plasterwork, skirting and ironmongery are to be altered or removed unless otherwise shown on the drawings.

**Demolition**  
 Workmanship: Standard. Demolish structures in accordance with BS 6187.  
 Operatives:  
 - Appropriately skilled and experienced for the type of work.  
 - Holding or in training to obtain relevant CITB Certificates of Competence.  
 Site staff responsible for supervision and control of work. Experienced in the assessment of risks involved and methods of demolition to be used.  
 Dust Control:  
 General: Reduce airborne dust by periodically spraying demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.  
 Lead dust: Submit method statement for control, containment and clean-up regimes.  
 Health Hazards:  
 Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.  
 Partially Demolished Structures:  
 General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Keep safe outside working hours.  
 Temporary works: Prevent debris from overloading.  
 Unauthorised persons: Prevent access.  
 Dangerous Openings:  
 General: Illuminate and protect. Keep safe outside working hours.  
 Asbestos Containing Materials:  
 Discovery: Give notice immediately of suspected asbestos containing materials discovered during demolition work. Avoid disturbing such materials.  
 Methods for safe removal. Submit details and statutory risk assessments.  
 Unrecorded Hazards:  
 Unrecorded voids, tanks, chemicals, etc. discovered during demolition: Give notice.  
 Methods for safe removal, filling, etc. Submit details.  
 Site Condition at Completion:  
 Debris: Clear away and leave the site in a tidy condition.  
 Other requirements: Bulking occupied at all times and must be kept clear

**Recycling**  
 All Materials removed from site are to be recycled offsite where ever possible. This includes existing floor finishes noted for removal (i.e. existing vinyl and carpet), metal framework and concrete/blockwork.

**ROOF**  
 Roofing material to be removed and replaced to suit proposals.

**CHIMNEYS**  
 Existing face brickwork and chimney pots to be cleaned using water based system only; no chemical clean permitted. Brickwork to be re-pointed; any damaged brickwork to be repaired where possible or replaced with matching brickwork. Damaged chimney pots to be replaced to match existing.

**ROOF**  
 Condition of roof to be inspected. Any damaged tiles to be replaced to match existing. Roof tiles to be cleaned using a water based system, no chemical clean permitted. Any defects to be reported to architect.

**WALL/DOOR**  
 Door and associated ironmongery to be removed. Substrate to wall, ceiling and floor to be made good with all materials to match existing.

**OPENING**  
 New opening to be formed within existing roof. Roof supporting structure to be adapted to suit proposals. Any roof tiles to be salvaged where possible.

**FLASHING**  
 All flashing to be checked and repaired as required. Any damaged flashing to be replaced with matching material.

**FLOOR FINISH**  
 Existing floor finish to be removed. Timber floor boards to be refurbished. Floor structure to be checked to ascertain levels.

**PICTURE RAIL**  
 Picture rail to be refurbished, made good and protected throughout the construction programme; where infill/ replacement is required details to match existing.

**WINDOWS**  
 Paint to windows to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to window reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing. Frosted glass panels to be replaced with clear glazing.

**PANELLING**  
 Panelling to be refurbished, made good and protected throughout the construction programme; where infill/ replacement is required details to match existing.

**CEILING**  
 Lath and plaster ceiling to be retained and refurbished. Architectural moulds to be retained, made good and protected throughout the construction programme; where infill/replacement is required details to match existing. All redundant services to be removed. Any redundant penetrations to be infilled with matching materials.

**EXTERNAL WALL**  
 Existing face brickwork to be cleaned using water based system only; no chemical clean permitted. Masonry to be re-pointed; any damaged brickwork to be repaired where possible or replaced with matching brickwork.

**WINDOWS**  
 Windows and associated ironmongery to be removed. Cill to be lowered forming new door opening. Brickwork to be carefully cut-out and/or toothed in as required. Re-use salvaged brickwork where possible.

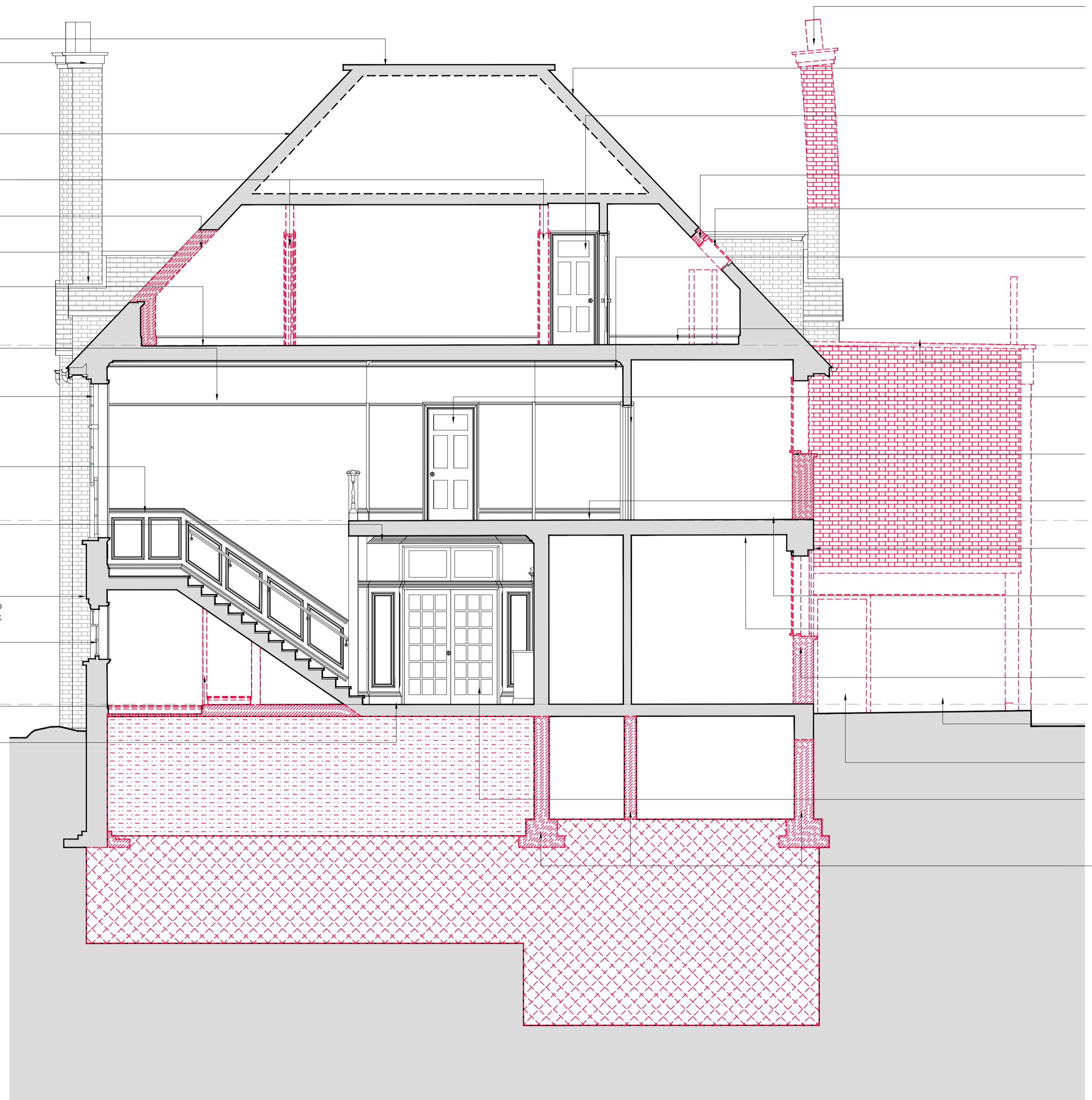
**WALLS**  
 Walls to be removed. Substrate to wall, ceiling and floor to be made good with all materials to match existing.

**PARQUET FLOORING**  
 Existing floor finish to be retained, refurbished and protected throughout the construction programme.

▼ Second FFL 94.83

▼ First FFL 91.66

▼ Ground FFL 88.34



**LEANING CHIMNEY**  
 Chimney stack to be re-built as per Structural Engineer's recommendation. Brickwork to be carefully removed and re-used. Any damaged bricks and chimney pots to be replaced to match existing.

**ROOF**  
 Condition of roof to be inspected. Any damaged tiles to be replaced to match existing. Roof tiles to be cleaned using a water based system, no chemical clean permitted. Any defects to be reported to architect.

**DOOR**  
 Paint to door to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing.

**OPENING**  
 New opening to be formed within existing roof. Roof supporting structure to be adapted to suit proposals. Any roof tiles to be salvaged where possible.

**ROOFLIGHT**  
 Existing rooflight and associated ironmongery to be removed. Roof supporting structure to be adapted to suit proposals for infill. All materials to match existing. Salvaged roof tiles to be re-used where possible.

**CEILING**  
 Lath and plaster ceiling to be retained and refurbished. Architectural moulds to be retained, made good and protected throughout the construction programme; where infill/replacement is required details to match existing. All redundant services to be removed. Any redundant penetrations to be infilled with matching materials.

**FLOOR FINISH**  
 Existing floor finish to be removed. Timber floor boards to be refurbished. Floor structure to be checked to ascertain levels.

**ROOF**  
 Existing roof and associated structure to be removed. Any fixings/flashing to abutting wall to be carefully removed as to not damage brickwork.

**DOOR**  
 Paint to door to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing.

**WINDOWS**  
 Windows and associated ironmongery to be removed. Cill to be lowered forming new door opening. Brickwork to be carefully cut-out and/or toothed in as required. Re-use salvaged brickwork where possible.

**SKIRTING**  
 Skirting to be refurbished, made good and protected throughout the construction programme; where infill/ replacement is required details to match existing.

**EXTERNAL WALL**  
 Existing face brickwork to be cleaned using water based system only; no chemical clean permitted. Masonry to be re-pointed; any damaged brickwork to be repaired where possible or replaced with matching brickwork.

**FLOOR FINISH**  
 Existing floor finish to be removed. Timber floor boards to be refurbished. Floor structure to be checked to ascertain levels.

**CEILING**  
 Lath and plaster ceiling to be retained and refurbished. All redundant services to be removed. Any redundant penetrations to be infilled with matching materials.

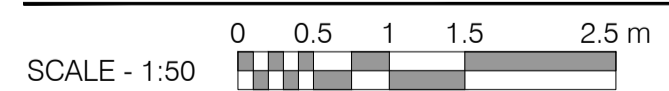
**WINDOWS**  
 Windows and associated ironmongery to be removed. Cill to be lowered forming new door opening. Brickwork to be carefully cut-out and/or toothed in as required. Re-use salvaged brickwork where possible.

**SIDE EXTENSION**  
 Load bearing walls and roof structure to be removed. Where brickwork is toothed in with masonry forming flank wall, this is to be carefully cut-out.

**WALL/DOOR**  
 Wall, door and associated ironmongery to be removed. Brickwork to be toothed in where necessary.

**DOOR**  
 Paint to door to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing.

**WALLS**  
 Walls to be removed in accordance with Structural Engineer's Design and method statement.



Rev.	Comments:	By:	Date:

**PLANNING**

Client:  
 Project Title:  
 24 Heath Drive, London, NW3 7SB

Drawing Title:  
 Strip-Out  
 Section B

Scale: 1:50@A1  
 Date: JAN 18  
 Drawn: ST  
 Checked: HV

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Project No.: 508-16  
 Drawing No.: 1701  
 Revision: A

kyson

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