

Key

Parts to be stripped out

Soil infill within crawl space to be removed

Area to be Excavated

Wall finishes and architectural features to be retained and protected throughout the construction programme (unless stated otherwise on drawings)

Floor tiles to be retained, refurbished and protected throughout the construction programme

Parquet flooring to be retained, refurbished and protected throughout the construction programme

Existing floor finishes to be removed; any historical floor boards to be retained and protected throughout the construction programme

Floor finishes and floor structure to be removed

Existing concrete floor to be removed and lowered to suit proposal levels

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.

Partly 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.

Unforeseen 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: Building 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
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.

FLOOR STRUCTURE
Refer to Structural Engineer's proposals. Existing lathe & plaster below to be removed to enable structural works. New lathe & plaster ceiling to be installed.

OPENING
Opening to be enlarged. New opening to be formed in existing timber stud partition. Plaster finish to be carefully cut-out.

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.

OPENING
New opening to be formed in existing timber stud partition. Plaster finish to be carefully cut-out.

BUILT-IN FURNITURE
Built-in furniture to be removed.

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

WALLS
Walls 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 in existing timber stud partition. Plaster finish to be carefully cut-out.

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/flushing to abutting wall to be carefully removed as to not damage brickwork.

WALL FINISH
Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. All redundant services to be removed. Any redundant penetration to be infilled with matching materials.

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.

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.

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

Section A

Section B

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.

WINDOW
Existing window and associated ironmongery to be removed.

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.

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

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

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

WALL FINISH
Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. All redundant services to be removed. Any redundant penetration to be infilled with matching materials.

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

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

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.

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

WALL FINISH
Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. All redundant services to be removed. Any redundant penetration to be infilled with matching materials.

FLOOR STRUCTURE
Refer to Structural Engineer's proposals. Existing lathe & plaster below to be removed to enable structural works. New lathe & plaster ceiling to be installed.

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

GUTTERS
All gutters to be cleaned and checked. Where damaged 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.

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

SCALE - 1:50

0

0.5

1

1.5

2.5 m

Rev:

Comments:

By:

Date:

B

Amended dormer openings

DW

14-06-2018

PLANNING

Client:
-

Project Title:
24 Heath Drive. London. NW3 7SB

Drawing Title:
Stripping-Out
Second Floor

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



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Project No.: 508-16
Drawing No.: 1502
Revision: B

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