

Key	
	Walls to be retained
	Parts to be stripped out, refer to the planning consent and listed planning consent (ref. 2019/0319/P and 2019/0374/L) for the removal of the non-original bay window.
	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.	

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.

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.

BUILT-IN FURNITURE

Built-in furniture to be removed.

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.

WALL FINISH

Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. 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 penetration to be infilled with matching materials.

CHIMNEY BREASTS & FIREPLACE

Chimney breasts, fireplace and surrounding details to be refurbished and protected throughout the construction programme; where infill/replacement is required details to match existing.

OPENING

New opening to be formed in existing wall. 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.

WALLS

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

FLOOR

Floor to be trimmed to suit proposals for new riser.

CEILING

Lath and plaster ceiling to be retained and refurbished. Architectural moulds to be removed and replaced to suit proposals. 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.

FLOOR FINISH

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

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.

ROOF

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

FLOOR FINISH

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

CHIMNEY BREASTS & FIREPLACE

Chimney breasts, fireplace and surrounding details to be refurbished and protected throughout the construction programme; where infill/replacement is required details to match existing.

OPENING

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

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.

BUILT-IN FURNITURE

Built-in furniture to be removed.

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.

SKIRTING

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

WALL FINISH

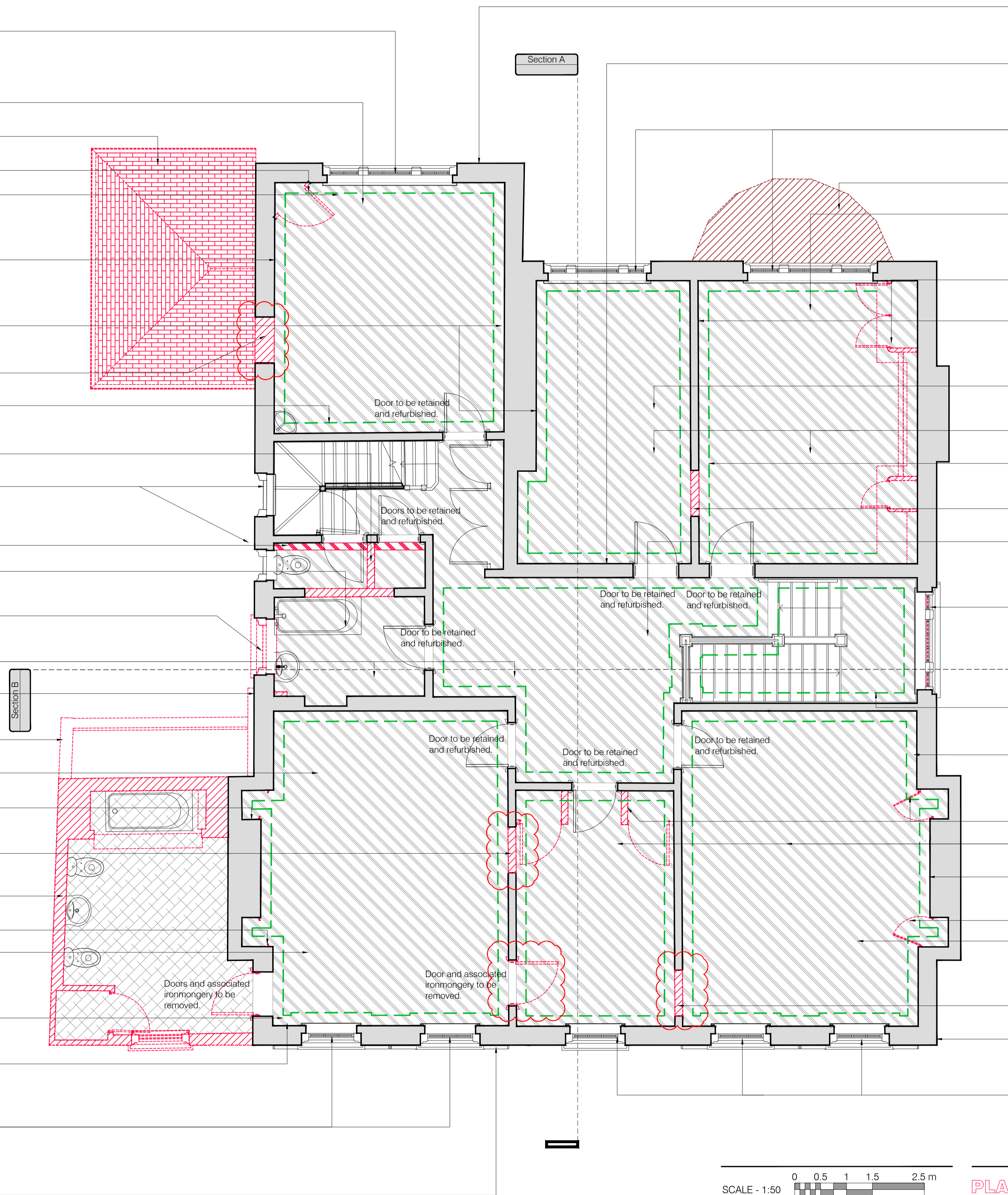
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WINDOWS

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WINDOWS

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ROOF

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

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.

BUILT-IN FURNITURE / CORNICE

Built-in furniture to be removed. Cornice line over to be adjusted to suit new proposals. Cornice to be removed as indicated. New profile to match existing.

WALL FINISH

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CEILING

Lath and plaster ceiling to be retained and refurbished. Architectural moulds to be removed to suit proposals. 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.

SKIRTING

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

OPENING

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

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.

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 glass as per the consented scheme.

SKIRTING

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

WALL FINISH

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CHIMNEY BREASTS & FIREPLACE

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OPENING

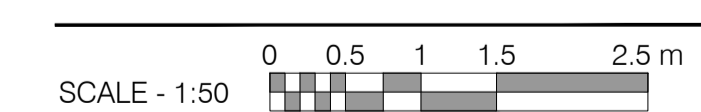
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Rev:	Comments:	By:	Date:
E	Minor Material Amendments	RM	20-03-2019

Client:	-
Project Title:	28 Scrutton Street London UK EC2A 4RP
Drawing Title:	Stripping-Out First Floor

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

PLANNING

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

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Project No.:	Drawing No.:	Revision:
508-16	1501	E

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