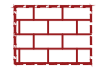



Key	
	Parts to be stripped out, refer to the planning consent and listed planning consent (ref. 2019/0319/P and 2019/0374/L) for the removal of the non-original bay window.
	Parts to be stripped out. Any brickwork and roof tiles to be salvaged where possible
NOTES:	
All works to be in accordance with 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:	
<ul style="list-style-type: none"> - 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: 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.	

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.

DORMER
Roof of dormer to be checked and repaired as required.

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.

GUTTERS
All gutters to be cleaned and checked. Where damaged to be replaced to match existing.

NEW 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.

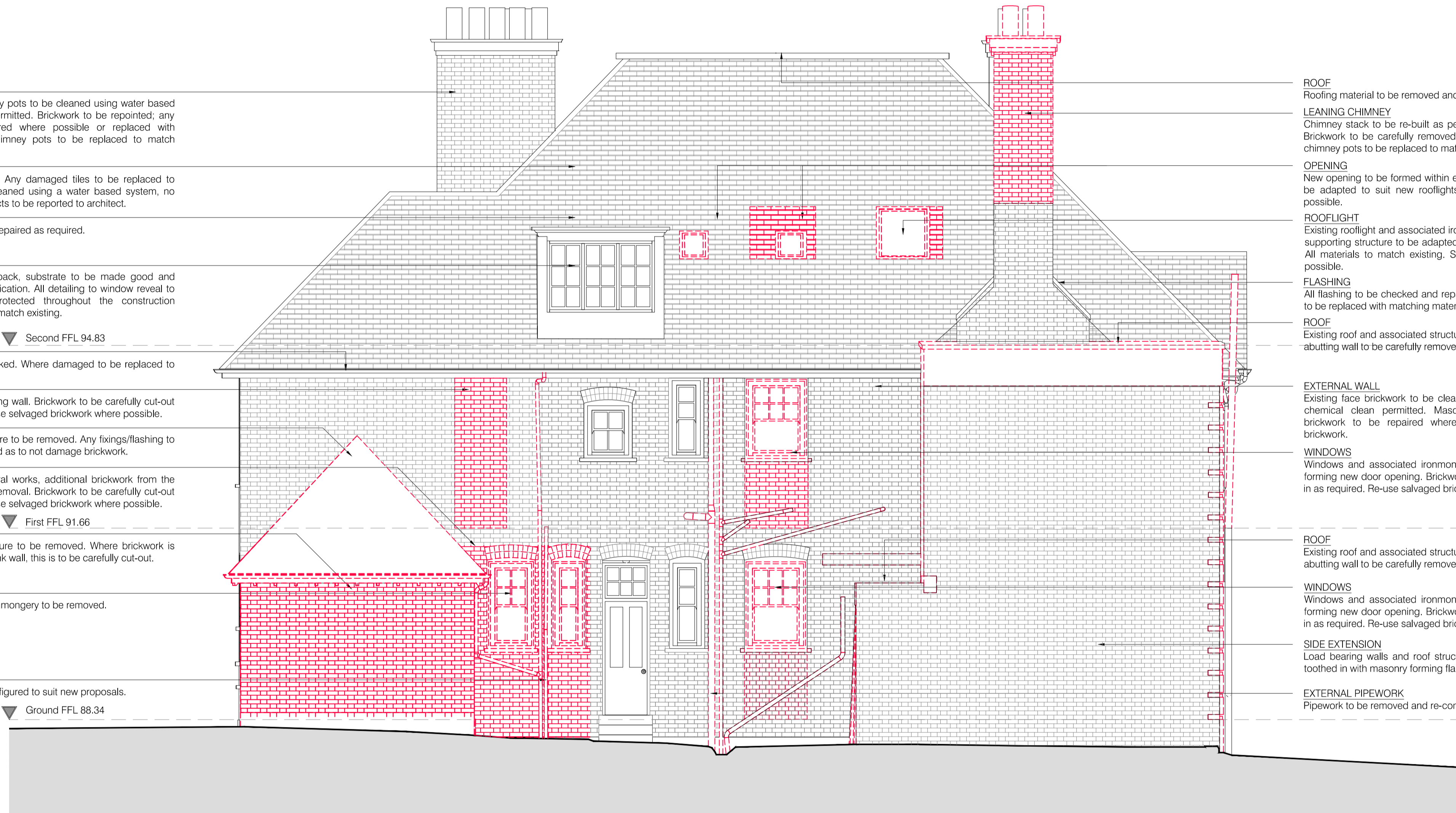
ROOF
Existing roof and associated structure to be removed. Any fixings/flashing to abutting wall to be carefully removed as to not damage brickwork.

NEW STEEL
In order to implement new structural works, additional brickwork from the flank wall may temporarily require removal. 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.

WINDOW
Existing window and associated ironmongery to be removed.

EXTERNAL PIPEWORK
Pipework to be removed and re-configured to suit new proposals.



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

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

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

ROOFLIGHT
Existing rooflight and associated ironmongery to be removed. Roof opening supporting structure to be adapted to suit new proposed rooflight position. All materials to match existing. Salvaged roof tiles to be re-used where possible.

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

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

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.

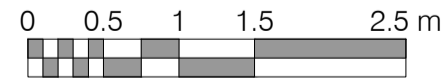
WINDOWS
Windows and associated ironmongery to be removed. Cill to be lowered forming new door opening. Brickwork to be carefully cut-out and/or toothed in as required. Re-use salvaged brickwork where possible.

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

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.

EXTERNAL PIPEWORK
Pipework to be removed and re-configured to suit new proposals.

SCALE - 1:50 

Rev.	Comments:	By:	Date:
A	Revised tender package	RM	31-01-2019
B	Minor Material Amendments	MSL	27-03-2020

PLANNING

Client:
Sarah Bard Sassoon

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

Drawing Title:
Strip-Out
North-East Elevation

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

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Project No.: 508-16 Drawing No.: 1603 Revision: B

kyson

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