

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.	

FLOOR FINISH
Existing floor finish to be removed.

TIMBER LOUVRE
Timber louvre to be retained and refurbished. Paint to be stripped back, substrate to be made good and prepared to receive new paint application.

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.

WINDOW
Existing window and associated ironmongery to be removed.

FLOOR
Existing floor finishes and floor structure to be removed.

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.

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

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. New penetrations introduced where required.

WALL FINISH
Walls to be removed, substrate to be prepared to receive new finish. All redundant services to be removed. Any redundant penetrations to be infilled with matching materials. New penetrations introduced where required.

WINDOW
Existing window and associated ironmongery to be removed.

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

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Existing window and associated ironmongery to be removed.

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

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

STEPS
Steps at the side entrance to be removed.

STAIRS
Stairs to be removed, with the top tread to be retained and kept in situ.

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

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

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.

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.

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.

FLOOR
Existing floor finishes and floor structure to be removed.

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.

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

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.

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

SHUTTERS
Shutters to be refurbished. Paint to be stripped back, substrate to be made good and prepared to receive new paint application.

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.

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

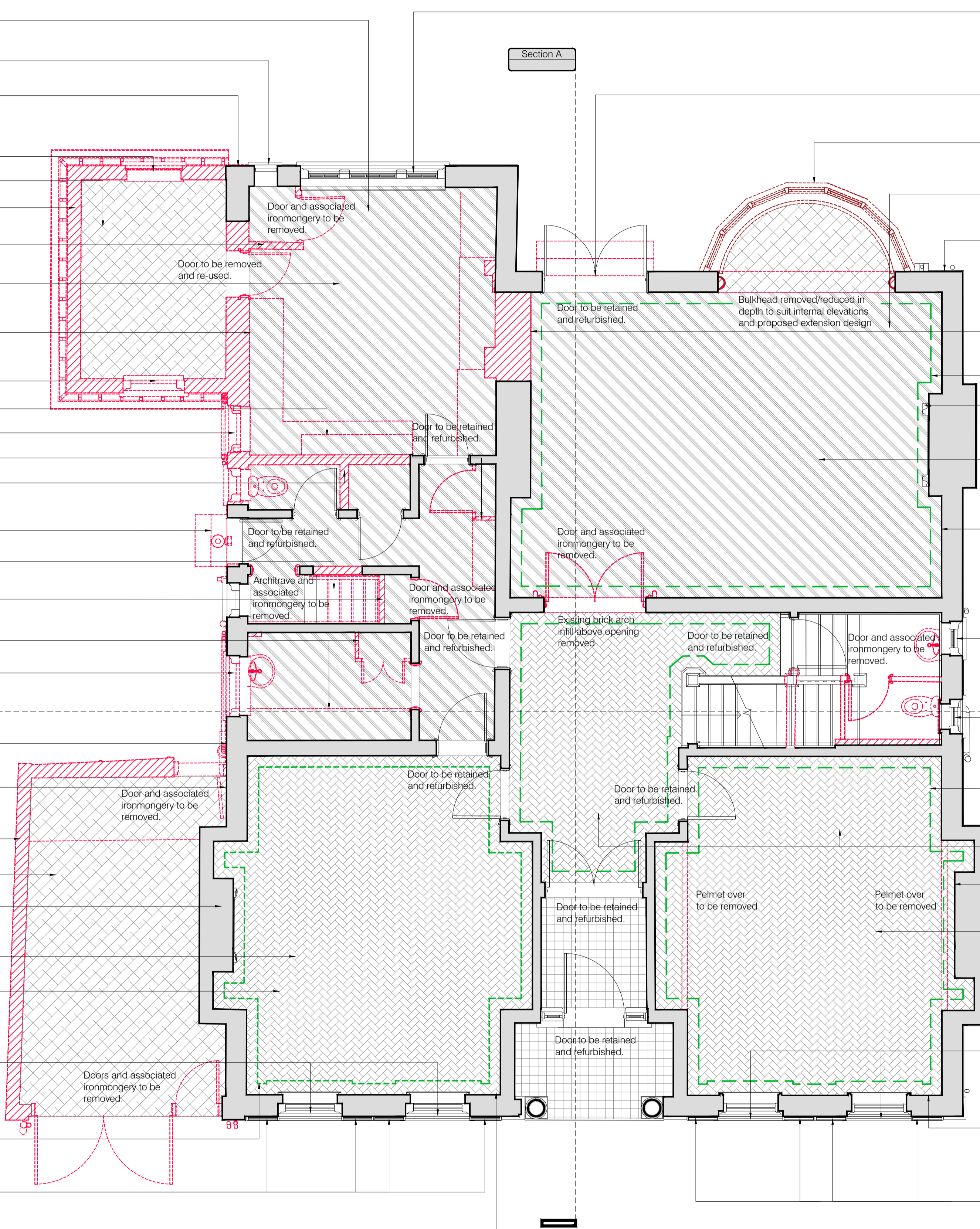
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CILL
Existing cill to be removed/adjusted to suit future level threshold patio.

BAY WINDOW
Existing window and associated ironmongery to be removed. 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.

TIMBER FLOORING
Existing floor finish to be replaced.

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.

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.

SKIRTING
Existing skirting to be removed.

CHIMNEY BREASTS & FIREPLACE
Chimney breasts, fireplace to be refurbished and protected throughout the construction programme. Fireplace surround details to be removed to suit proposals.

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. New penetrations introduced where required.

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

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

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.

CEILING
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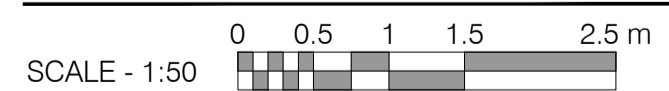
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SHUTTERS
Shutters to be refurbished. Paint to be stripped back, substrate to be made good and prepared to receive new paint application.

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PLANNING

Rev.	Comments	By:	Date:
1	Minor Material Amendments	RM	20-03-2019
2	Minor Material Amendments	MSL	27-03-2020

Client:
28 Scrutton Street
London
UK
EC2A 4RP

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

Drawing Title:
Stripping-Out
Ground Floor

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

kyson

Studio
28 Scrutton Street
London
UK
EC2A 4RP

T: +44(0) 20 7247 2462
E: enquiries@kyson.co.uk
W: www.kyson.co.uk

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Project No.: 508-16
Drawing No.: 1500
Revision: F