

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.	

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.

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.

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.

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

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

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.

ROOFLIGHT
Existing rooflight and associated ironmongery to be removed. Roof opening supporting structure to be adapted to suit new proposed dormer position. Salvaged roof tiles to be re-used 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.

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.

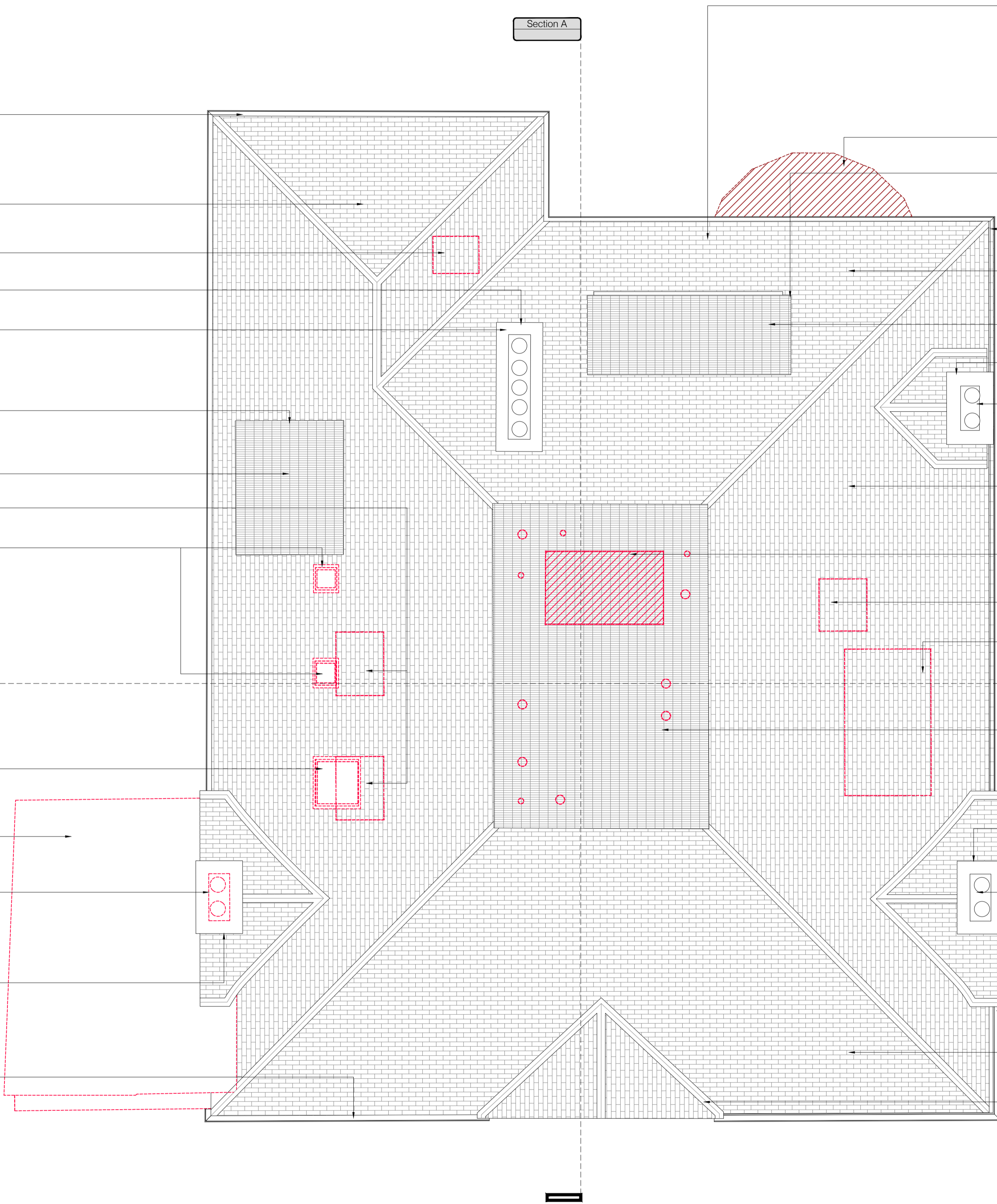
FLASHING
All flashing to be checked and repaired as required. Any damaged flashing to be replaced with matching material.

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.

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

Section B

Section A



UPGRADING TO FLAT AND PITCHED ROOF (U Value 0.18W/m²K):
All roof timbers to be inspected for suitability. Existing roof felt to be inspected for suitability and if required to be replaced then existing tiles to be carefully removed and stored securely for reinstallation at a later date. Remove old battens and install a new BBA approved draped breather membrane over 70mm Celotex GA3070 rigid insulation between rafters (or similar or equal approved) with 50mm Celotex GA3050 rigid insulation below rafters (or similar or equal approved) with taped joints acting as a VPL. Depth of rafters: TBC. Install new 50mm tanalised battens and re-install original roof tiles. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the flat roof portion of the existing main roof.

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

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

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.

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

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

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.

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.

OPENING
New opening to be formed within existing roof. Roof supporting structure to be adapted to suit proposals.

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.

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.

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

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

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.



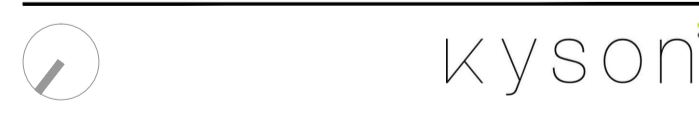
Rev:	Comments:	By:	Date:
C	Minor Material Amendments	RM	20-03-2019
D	Minor Material Amendments	MSL	27-03-2020

PLANNING

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

Drawing Title:
Stripping-Out
Roof

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



Studio
28 Scrutton Street
London
UK
EC2A 4RP
T: +44(0) 20 7247 2462
E: enquiries@kyson.co.uk
W: www.kyson.co.uk

Project No.: 508-16
Drawing No.: 1503
Revision: D

Do not scale this drawing. All dimensions must be checked on site. All rights reserved. No reproduction in any material form is permitted without consent.