

Key	
	Walls to be retained
	Parts to be stripped out. Any brickwork and roof tiles to be salvaged where possible
	Soil infill within crawl space to be removed
	Area to be Excavated
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 CTE 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.	

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.

WALL/DOOR
Door and associated ironmongery to be removed. Substrate to wall, ceiling and floor to be made good with all materials to match existing.

DOOR
Paint to door to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish 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.

NEW OPENING
New opening to be formed in existing wall, as per consented scheme. Brickwork to be carefully cut-out and/or toothed in as required. Re-use salvaged brickwork where possible, as per the consented scheme.

DOOR
Door and associated ironmongery to be removed. Substrate to wall, ceiling and floor to be made good with all materials to match existing.

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
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.

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.

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

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.

BRICK ARCH
Existing brick arch to be expressed, infill above opening to be removed.

ARCHITECTURAL MOULDS
Architectural moulds to be removed, stored away and protected throughout the construction programme. Radiator housing to be removed.

ARCHITECTURAL MOULDS
Architectural moulds to be refurbished, made good and protected throughout the construction programme, where infill/ replacement is required details to match existing.

TILED FLOORING
Existing floor tiles to be retained, refurbished and protected throughout the construction programme.

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.

DOOR
Paint to door to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing.



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

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.

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

CEILING
Existing ceiling finish and joists to be removed and replaced with new joists, as per Structural Engineer's proposal of the consented scheme.

BUILT-IN FURNITURE
Built-in furniture 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.

WINDOW
Existing window and associated ironmongery to be removed.

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.

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.

PICTURE RAIL
Picture rail to be refurbished, made good and protected throughout the construction programme; where infill/ replacement is required details 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.

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.

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.

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.

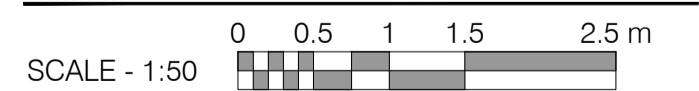
NEW OPENING
New opening to be formed in existing wall, as per consented scheme. Brickwork to be carefully cut-out and/or toothed in as required. Re-use salvaged brickwork where possible, as per the consented scheme.

DOOR
Paint to door to be stripped back, substrate to be made good and prepared to receive new paint application. All detailing to door reveal to be retained, refurbished and protected throughout the construction programme. Materials and finish to match existing.

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

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.

WALLS
Walls to be removed in accordance with Structural Engineers Design and method statement.



Rev:	Comments:	By:	Date:
D	Minor Material Amendments	RM	13-03-2019
E	Minor Material Amendments	MSIL	27-03-2020

PLANNING

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

Drawing Title:
Strip-Out
Section A

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

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Revision: E

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