

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 iron mongery 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.

Unauthorized 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.

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
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.

FLOOR STRUCTURE
Refer to Structural Engineer's proposals. Existing lath & plaster below to be removed to enable structural works. New lath & plaster ceiling to be installed to match existing. Existing ceiling joists to be adjusted to accommodate proposed structure.

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

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.

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

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.

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

OPENING
Previously approved opening in existing timber stud partition to be infilled. Materials to match existing.

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

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

WALL FINISH
Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. All redundant services to be removed. Any redundant penetration to be infilled with matching materials. New penetrations introduced where required.

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.

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.

CEILING
Existing Lath and plaster below structure to be removed to enable structural works to upper loft/roof levels. All redundant services to be removed. Any redundant penetrations to be infilled with matching materials. New penetrations introduced where required.

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.

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

WINDOW
Existing window and associated ironmongery to be removed.

CEILING
Existing Lath and plaster below structure to be removed to enable structural works to upper loft/roof levels. All redundant services to be removed. Any redundant penetrations to be infilled with matching materials. New penetrations introduced where required.

LEANING CHIMNEY
Chimney stack to be dismantled and re-built as per Structural Engineer's recommendation. Brickwork and chimney pots to be carefully removed and re-used. Any damaged bricks and chimney pots to be replaced to match existing. Refer to the listed planning consent (ref.: 2020/1464/L) for the dismantlement of the unstable chimney.

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

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

WALL FINISH
Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. All redundant services to be removed. Any redundant penetration to be infilled with matching materials. New penetrations introduced where required.

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.

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.

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

WALL FINISH
Existing wall finishes to be retained and refurbished; plaster to be made good as appropriate. All redundant services to be removed. Any redundant penetration to be infilled with matching materials. New penetrations introduced where required.

FLOOR STRUCTURE
Refer to Structural Engineer's proposals. Lath and plaster ceiling to be retained and refurbished. Ceiling to be 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 penetrations introduced where required.

LEANING CHIMNEY
Chimney stack to be dismantled and re-built as per Structural Engineer's recommendation. Brickwork and chimney pots to be carefully removed and re-used. Any damaged bricks and chimney pots to be replaced to match existing. Refer to the listed planning consent (ref.: 2020/1464/L) for the dismantlement of the unstable chimney.

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.

SCALE - 1:50

Rev:	Comments:	By:	Date:
E	Minor Material Amendments	RM	20-03-2019
F	Minor Material Amendments	MSIL	27-03-2020
G	Minor Material Amendments	JC	08-09-2020

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PLANNING

Client:
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Project Title:
24 Heath Drive, London, NW3 7SB
Drawing Title:
Stripping-Out
Second Floor

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

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