

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 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:

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Appropriately skilled and experienced for the type of work.

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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.

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

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.

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

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

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

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.

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

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 new rooflight. 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.

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.

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.

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.

SCALE - 1:50

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Rev:	Comments:	By:	Date:
C	Minor Material Amendments	RM	20-03-2019
D	Minor Material Amendments	MSIL	27-03-2020
E	Combined information from LBC App. Ref 2020/1464/L.	RM	08-09-2020

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PLANNING

Client:

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Project Title:

24 Heath Drive, London. NW3 7SB

Drawing Title:

Strip-Out
South-West Elevation

Scale:

1:50@A1

Date:

JUL 18

Drawn:

ST

Checked:

HV

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Project No.:

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Drawing No.:

1601

Revision:

E