

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 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.

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.

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.

WINDOW
Existing window and associated ironmongery to be removed.

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.

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.

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

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.

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

LEANING CHIMNEY
Chimney stack to be 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.

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

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.

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.

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.

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

WINDOW
Existing window and associated ironmongery 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.

DOORS
Existing door and associated ironmongery to be removed. Load bearing walls and structure to be removed. Brickwork to be carefully cut-out and/or toothed in as required. Where brickwork is toothed in with masonry forming flank wall, this is to be carefully cut-out.

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

SCALE - 1:50			
Rev:	Comments:	By:	Date:
B	Minor Material Amendments	RM	20-03-2019
C	Minor Material Amendments	JC	08-09-2020

Do not scale this drawing. All dimensions must be checked on site.
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PLANNING

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

Drawing Title:
Strip-Out
Rear Elevation

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

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