

KEY

- Doors, windows and rooflights to be removed
- Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

**Walls**  
Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.  
Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

**Ceilings**  
Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

**Services**  
All existing MEP services, including lighting and old A/C units to be stripped back and replaced

Allow for notching and repair of timber joists to accommodate new wiring and pipework runs, as shown on MEP drawngs. Ensure all associated electrical goods (cabling, lights, floor boxes, skirting trunking where installed, etc.) are also removed

**Floors**  
Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

**Doors**  
Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

**Rooflights**  
Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

**Sanitaryware**  
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

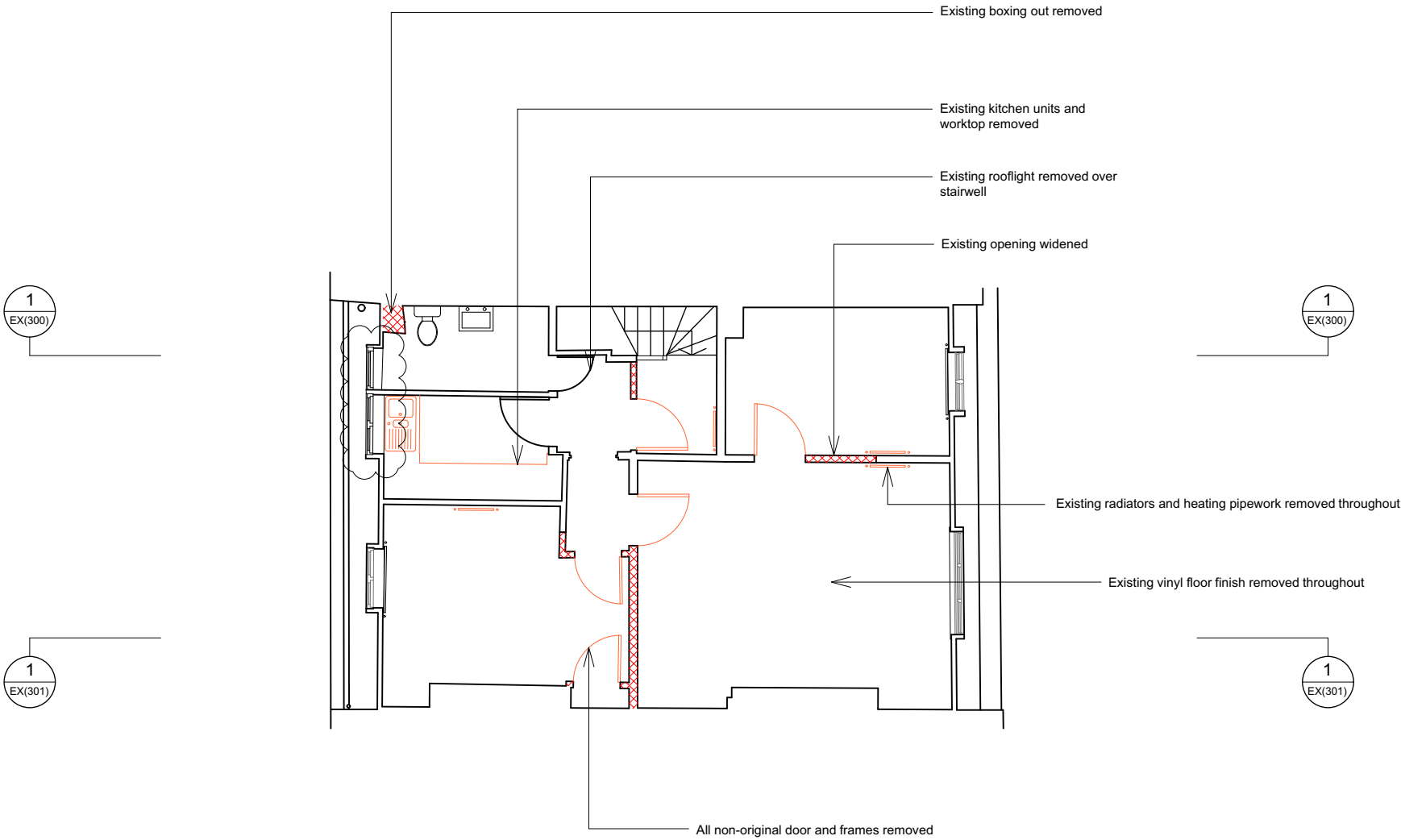
**Boxing out/joinery**  
Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units

KEY

- Demolished partitions / walls
- Demolished doors & windows



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Existing Third Floor Plan - with Demolitions  
Scale: 1:100



Indicative North

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.		
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.		
This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.		
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.		
Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.		

Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent
PL2	22/02/2022	Rear dormer window retained

Date February 2022		Project 32 Percy St, Fitzrovia, W1		Job Ref. 387 PCY
Scale 1:100 @ A3	Drawn	Check	Title Existing Third Floor Plan	
Status PLANNING	Client Ref -		Drwg. no. (EX)103	Rev. PL2
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