

## DEMOLITION NOTES:

### GENERAL

To be read in conjunction with Structural Engineer and M&E Engineers specification and drawings. Removal of any structural, mechanical or electrical items should only be carried out following investigation as outlined by SE / M&E specifications and following direct instruction by the project manager.

### OFFICES

**Internal Walls** - All secondary tenant partitions and screens indicated in red to be stripped out.  
**Walls** indicated with red dashed lines to be removed.  
**Skirting boards** to all walls to be carefully removed  
**Windows** - All existing blinds to be removed, secondary glazing to be removed

**Columns** - Existing boxing out and finishes to columns to be stripped back to bare structure, existing ornate capitals to metal columns to be retained and protected.

**Ceilings** - All MF ceiling, ceiling tiles, suspended ceiling framework, associated fixings and light fittings to be stripped out back to historic fabric.

**Light Fittings and CCTV** - All existing light fittings to be removed.  
 All existing CCTV cameras to be removed.

**Furniture** - All remaining tenant furniture, seating, tea points, storage and desks to be stripped out.

**Floors** - All existing floor finishes, raised floor tiles and pedestals to be stripped out back to slab level.

**21 SOUTHAMPTON ROW STAIRS & LOBBY**  
**Stairs**  
 Existing stair to be removed entirely inline with Structural Engineers information.  
**Lobby**  
 All existing floor finishes, and screed to lobby area to be stripped out back to slab level.  
 Allow for the slab to be removed to allow for construction of new stair core

**WC's**  
 All existing sanitaryware, vanity units and associated pipework to be removed.

All existing cistern housings / IPS access panels to be removed.

All existing cubicle doors and separating walls to be stripped out.

All ceilings, lighting, wall finishes to be stripped out back to bare structure.

All existing floor finishes, raised floors and screed to be stripped out back to structural slab level.

**VERNON & SICILIAN HOUSE STAIRS & LOBBY**  
**Stairs**  
 Existing terrazzo finishes to main stair to be retained and protected throughout construction.  
 Existing handrails to be removed entirely throughout the staircase.  
 Existing cladding to be removed from the lift enclosure and existing lift cars / running gear to be removed. PLEASE NOTE THAT ASBESTOS HAS BEEN CONFIRMED WITHIN THESE LIFT ENCLOSURES.  
 Allow for the existing concrete stair from 4th to 5th floors to be retained and repaired as required.  
**Lobby**  
 All existing floor finishes, and screed to lobby area to be stripped out back to slab level.  
 All existing doors and frames stripped out.

**SERVICES - (Works to be undertaken in accordance with M&E requirements)**

**Fire Alarms**  
 All existing fire alarms to be disconnected and removed.

**Office areas**  
 All existing radiators and wall mounted heating to be removed.

All existing heating/cooling units to be removed  
 All ductwork and cabling to be removed

All above ceiling services, ductwork and cabling to be removed  
 Risers and riser doors to be removed as indicated.

**WC's and Lobby areas**  
 All existing radiators and wall mounted heating to be removed

Indicates original fabric to be demolished. Refer to structural engineers information for extent of structural alterations to indicated areas

Indicates non original non structural partitions to be removed

Indicates non structural elements that need to be removed / demolished

Indicates areas of structural openings to be carefully created within existing slabs in line with approved risk assessment and approved method statements

Indicates areas of internal screed / finishes to be stripped back to bare structure in line with approved risk assessment and approved method statements

Indicates areas of external floor finishes to be stripped back in line with approved risk assessment and approved method statements

Indicates areas where internal screed to be retained, areas will have reduced floor void with new raised access floor

### Schedule of Works Key:

to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 099

|    |  |    |   |
|----|--|----|---|
| 01 | 01.100.01 - Allow for masonry wall to be removed   | 09 | 01.100.09 - Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely   |
| 03 | 01.100.03 - Allow for existing partition and door to be removed completely   | 10 | 01.100.10 - Existing cladding to lift shaft and existing lift cars + running gear to be removed completely. Existing primary structure to be retained and survey after removal. PLEASE NOTE, ASBESTOS HAS BEEN IDENTIFIED WITHIN THE LIFT SHAFT |
| 04 | 01.100.04 - Allow for existing windows to service yard elevation to be removed and structural openings to be enlarged down to slab level   | 11 | 01.100.11 - Existing load bearing masonry walls to be removed as indicated, allow for temporary propping and new steel support structure to be developed in accordance with structural engineers specification                                  |
| 05 | 01.100.05 - Allow for existing structural opening to be enlarged for larger door to be installed, allow for new lintel to SE specification | 12 | 01.100.12 - Existing non original timber stair to be removed between lower ground and ground floor levels   |
| 06 | 01.100.06 - Allow for new void in existing ground floor slab for new ducts   | 13 | 01.100.13 - Existing stair between service yard and ground floor levels to be removed   |
| 07 | 01.100.07 - New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification               | 14 | 01.100.14 - Existing lift car and shaft to be demolished throughout   |
| 08 | 01.100.08 - Existing stair to be removed throughout  | 15 | 01.100.15 - Allow for existing shopfront glazing to be replaced, to match existing style and design   |
|    |  | 16 | 01.100.16 - Allow for existing door to be removed and infilled with new shopfront glazing to match existing   |
|    |  | 17 | 01.100.17 - Allow for new void in existing ground floor slab to be formed to accommodate new stair down to lower ground. PLEASE NOTE, ADDITIONAL VOIDS TO BE FORMED FOR FUTURE PLATFORM LIFT SOFT SPOTS TRC                                     |
|    |  | 18 | 01.100.18 - Existing external plant enclosure and access stair to be removed  |
|    |  | 19 | 01.100.19 - Existing floor finishes to service yard to be removed   |
|    |  | 20 | 01.100.20 - Area of existing screed to be removed shown hatched, subject to further site investigation  |
|    |  | 21 | 01.100.21 - Existing fire exit doors to be removed and structural opening to be enlarged to form new lobby  |
|    |  | 22 | 01.100.22 - Existing window to rear service yard to be retained, refurbished and redecorated  |
|    |  | 23 | 01.100.23 - Extent of rear slab removed to allow for new cycle store entrance   |
|    |  | 24 | 01.100.24 - Existing windows removed and structural openings lowered down to street level   |
|    |  | 25 | 01.100.25 - Allow for existing gates to be carefully removed and retained for re-installation to suit new arrangement   |



1 Ground Floor Demolition Plan  
 Scale: 1:100

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.  
 Sizes 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           |
|----------|------------|---------------------|
| PL-1     | 22/07/2022 | Issued for Planning |

|                       |  |                           |  |                 |
|-----------------------|--|---------------------------|--|-----------------|
| Date<br>May 2022      | Drawn<br>MW  | Check<br>AY               | Project<br>Vernon, Sicilian Hse/21 Southampton Row | Job Ref.<br>383 |
| Scale<br>1:100 @A1    | Client Ref<br>EDR  | Drwg. no.<br>383 (DE) 100 | Title<br>Ground Floor Demolition Plan              |                 |
| Status<br>PLANNING    | Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP | T: 020 3735 7442          | Rev.<br>PL-1                                       |                 |
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