

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.
Allow for existing screed to be removed to all office floors, subject to further structural investigation

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.
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

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:		08	01.106.08 - New penetration formed through existing slabs to provide new central staircase, to be developed in accordance with structural engineers specification
to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 106		09	01.106.09 - Existing structural steel column to be retained and protected throughout works
01	01.106.01 - Existing windows to Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	10	01.106.10 - 5th floor mansard roof demolished to allow for new rooftop extension
02	01.106.02 - Existing dormers to be retained and repaired as required	11	01.106.11 - Lift car and associated services to be removed entirely, and rooftop lift motor room to be demolished completely. (PLEASE NOTE ASBESTOS HAS BEEN IDENTIFIED IN LIFT SHAFT)
03	01.106.03 - Existing non original fire escape door and window to be removed from existing structural openings	12	01.106.12 - Existing timber stair to 21 Southampton Row core to be removed entirely
04	01.106.04 - Existing window to existing fire escape to be removed from existing structural opening	13	01.106.13 - Lift car and associated services to be removed entirely, shaft wall linings and structure to be removed completely.
05	01.106.05 - Existing windows to rear elevation of 21 Southampton Row to be retained, existing paintwork to be stripped back ready for redecoration, plus existing secondary glazing to be removed	14	01.106.14 - Existing roof top plant to be removed entirely
06	01.106.06 - Existing areas of screed to be removed back down to original structural slab level	15	01.106.15 - Existing flat roof to Vernon + Sicilian House to be removed entirely, including waterproofing and woodwool roofing panels back to existing retained steel beams below
07	01.106.07 - New penetrations formed through existing slabs to provide new service riser, to be developed in accordance with structural engineers specification	16	01.106.16 - Existing key clamp handrail guarding to be reused

