

1. All asbestos to be removed as per the enabling works package. Refer to asbestos report for details of locations. New R&D survey to be undertaken to confirm no remaining asbestos is present following enabling package.
2. Refer to MEP consultant Information for extent of services and electrical strip out.
3. Existing external doors and frames carefully repaired and openings made good ready to receive new decoration.
4. Existing sanitary ware carefully removed and abutments / substrates made good ready to receive new finishes and equipment.
5. Existing kitchens and associated services carefully removed with abutments and substrates capped off. Refer to MEP drawings for extents and locations of stripped out services.
6. Existing tiled wall finishes carefully removed and substrate made good ready to receive new finish.
7. Existing casement windows carefully repaired and made good ready to receive new decoration and ironmongery.
8. New opening formed at half landing between first and second floor providing access to external staircase. New lintels provided, external brickwork to be supported on steel lintel, no visible lintel permitted in external fabric.
9. Existing curtains / blinds removed.
10. Existing rooflights retained.
11. Existing floor finishes carefully removed.
12. Existing walls to be carefully removed and new lintels installed in accordance with structural engineers information. Provide temporary support as required.
13. Existing mansafe system relocated at first floor roof level to provide access to areas outside of new roof terrace.
14. Existing WC cubicles carefully removed.

Retain and protect coal chute located at lower level below window sill. Paneling to be refurbished and repainted. Colour as per architects supporting finishes document.

Existing fire place to be retained. Proposed new
hearth and fire grate required. Hearth to be as
per finishes document.

Existing RWP to be retained. Boxing to be rebuilt.
Confirmation on positions of access panels to be
provided by MEP consultants.

Existing wall mounted condenser to be removed

Broken window pane to be replaced.
to be check on site

BARTER STREET

HALL

OFFICE

STAIR 2
No.19

HALL

OFFICE

OFFICE

CORRIDOR

~~SHOWER~~

LIGHTWELL

OFFICE

HALF LANDING

~~LIET~~

UPPER LANDING PLAN

1:50 @ A1

Scale 1:50

0 1 2 3 4 5M



1. Refurbished external door
2. Existing lift refurbished
3. All doors to be retained and redecorated. Where appropriate and in accordance with fire consultant specification treat with envirograf fire coating.
4. New kitchenette
5. New electric radiators as indicated
6. New slate effect hearth
7. Existing stairs refurbished with new carpet.
8. Areas of damaged lath and plaster repaired, re-plastered and redecorated.
9. Existing damaged and missing suspended ceiling to be carefully removed and replaced
10. All existing windows to be refurbished and to receive new ironmongery
11. Existing WCs fully refurbished with new sanitary wear and finishes
12. Any existing damaged or missing areas of plasterboard with skim finish repaired and redecorated
13. Existing cast iron fireplace and wood surround retained and refurbished. Existing decorated wood surround stripped back and redecorated
14. New downlights in basement
15. Existing fireplace hearth and surround retained. Existing decorated surround stripped back and redecorated
16. All existing window boards and reveals retained, stripped back and redecorated
17. Existing stone surrounds retained and cleaned
18. Existing painted balustrade retained
19. New stair tread installed to match existing stairs
20. Existing stairs walls repaired ready for decoration
21. All existing wall and ceiling lights to be replaced. Existing locations to be utilised to avoid further intervention with historic building fabric.
22. All existing trunking and conduits to be retained
23. All previously infilled openings between 17 and 18 are to be reviewed and upgraded to provide 60min fire separation between buildings, from the no. 18 side, to be confirmed by building control
24. All ceiling rose to be retained and redecorated
25. All mouldings, skirtings, dado railing and paneling to be repainted and made good where damaged.
26. All areas of water ingress/damp to be properly inspected and repaired.
27. Replace All FCUs in existing locations.
28. Existing window and door to be fitted with automatic opener as AOV

- All existing trunking and conduits to be carefully removed. New wiring and sockets to be in floor boxes with the exception of cleaners sockets which are to be provided wallmounted with brass faceplates. To be developed with contractors MEP design.

Existing front door to be retained, refurbished and repainted. Colour TBC. Door knob and letter box and ironmongery to be retained.

Existing low level FCU to be retained. New and smaller boxing/cabinetry to be provided. Refer to finishes document for design intent to new housings.

— All existing damaged floors, wall and ceilings from asbestos and opening up works to be carefully and sensitively made good. Details of refurbishment are subject to approval by the LPA.

Existing fireplace to be retained. Proposed new hearth and fire grate required. Hearth to be as per finishes document.

- Existing railings to be refurbished and repainted. Colour TBC and subject to conservation and LPA approval.

Existing electric heater to be replaced. All radiators to be cast iron style column radiators. Details to be provided by MEP consultant.

- Knob and letterbox on existing front door to be retained. All other ironmongery to be replaced as per finishes document.
- Glass fanlight above front entrance door to be repaired inline with conservation recommendations.

- All existing wall lights to be replaced as per architects finishes document.

Existing low level FCU to be retained. New and smaller boxing/cabinetry to be provided. Rfret to finishes document for design intent to new housings.

- Existing ornate columns to be retained, stripped and redecorated.
- All windows to be refurbished and repainted as per window type schedule. All windows to receive new ironmongery as per finishes document.

- Capped service locations in all offices above kitchen for future tea points. subject to MEP design and conservation approval.

- Existing fireplace to be retained. Proposed new hearth and fire grate required. Hearth to be as per finishes document.

FOR PLANNING

Title

**GROUND FLOOR
DEMOLITION PLAN**

Scale 1:50 @A1	Date NOV.21	Designer/Drawn By TC / JPF	Checked By / Date TC
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Project No.	Floor	Drawing No.	Rev
ML3953	00	705	P1

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SUBJECT TO SITE SURVEY
CHECK SURVEY UNDERTAKEN ONLY
BUILDING PARAMETERS TAKEN FROM
DRAWINGS PROVIDED
BUILDING PARAMETERS TAKEN FROM
AS BUILT DRAWINGS PROVIDED

[illegible]

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Client

Hogarth Properties (Rothschild)

Project

PROJECT 04

18 & 19 SOUTHAMPTON PLACE