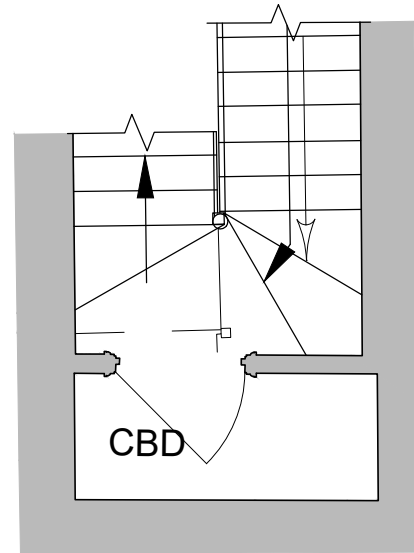


1. All asbestos to be removed as per detail to the enabling works package. Refer to asbestos report for details of locations. New R&D survey to be undertaken to confirm no remaining asbestos is present following enabling package.
2. Refer to MEP consultant Information for extent of services and electrical 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.

Existing damaged and missing suspended ceiling to be carefully removed and replaced with plasterboard MF ceiling. Contractor to advise of any access panel locations required.

Water ingress causing damage to walls.
Appropriate remedial works to be
proposed.

1:50 @ A1



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 redecorated
19. New stair tread installed to match existing stairs
20. Existing stairs walls repaired ready for redecoration
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 provided 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



BASEMENT FLOOR - DEMOLITION PLAN

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

P1	FIRST ISSUE FOR REVIEW	JPF	TC	09.06.22	
Rev	Revision	By	Ckd	Date	

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Project
PROJECT 04
18 & 19 SOUTHAMPTON PLACE

FOR PLANNING

Scale	Date	Designer/Drawn By	Checked By / Date
1:50 @ A1	NOV.21	TC / JPF	TC

Project No.	Floor	Drawing No.	Rev
ML3953	0B	001	P2