

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 in line 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

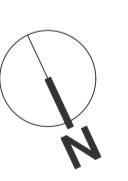
Indicates areas of structural openings to be carefully created within existing slabs in line with approved risk assessment and approved method statements

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

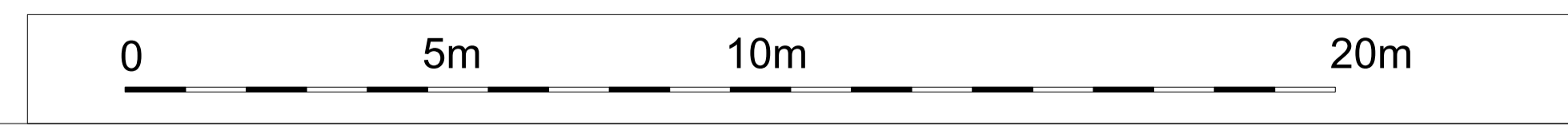
Indicates areas of external floor finishes to be stripped back in line with approved risk assessment and approved method statements

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

Schedule of Works Key:		08	01.099.08 - Existing stair to be removed throughout
to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 099		09	01.099.09 - Existing sanitaryware + associated fixtures, fittings and pipework to be removed completely
01	01.099.01 - Allow for masonry wall to be removed	10	01.099.10 - 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.
02	01.099.02 - Allow for load bearing masonry pier to be demolished and replaced with new steel column to match existing in accordance with structural engineers specification	11	01.099.11 - 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
03	01.099.03 - Allow for existing partition and door to be removed completely	12	01.099.12 - Existing non original timber stair to be removed between lower ground and ground floor levels
04	01.099.04 - Allow for existing lobby to be removed	13	01.099.13 - Existing stair between lower ground and service yard levels to be retained
05	01.099.05 - Allow for existing plant room to be demolished completely	14	01.099.14 - Existing lift car and shaft to be demolished throughout
06	01.099.06 - Allow for existing nibs to be removed	15	01.099.15 - Existing slab to be excavated to allow for new lift pit creation
07	01.099.07 - New structural opening to be formed in masonry wall, allow for new lintel to structural engineer's specification	16	01.099.16 - Extended metal stair to be removed
		17	01.099.17 - External chiller plant to be removed
		18	01.099.18 - Existing internal plant to be removed completely



1 Basement 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 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
PL-1	22/07/2022	Issued for Planning
PL-2	01/03/2023	Revisions as per agreed amendments

Date May 2022	Project Vernon, Sicilian Hse/21 Southampton Row	Job Ref. 383
Scale 1:100 @A1	Drawn MW	Check AY
Status PLANNING	Client Ref EDR	Drwg. no. 383 (DE) 099
Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP T: 020 3735 7442	E: mail@halebrown.com	W: www.halebrown.com

