

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.

Allow for the slab to be removed to allow for construction of new stair core

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

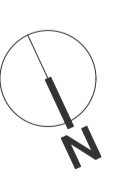
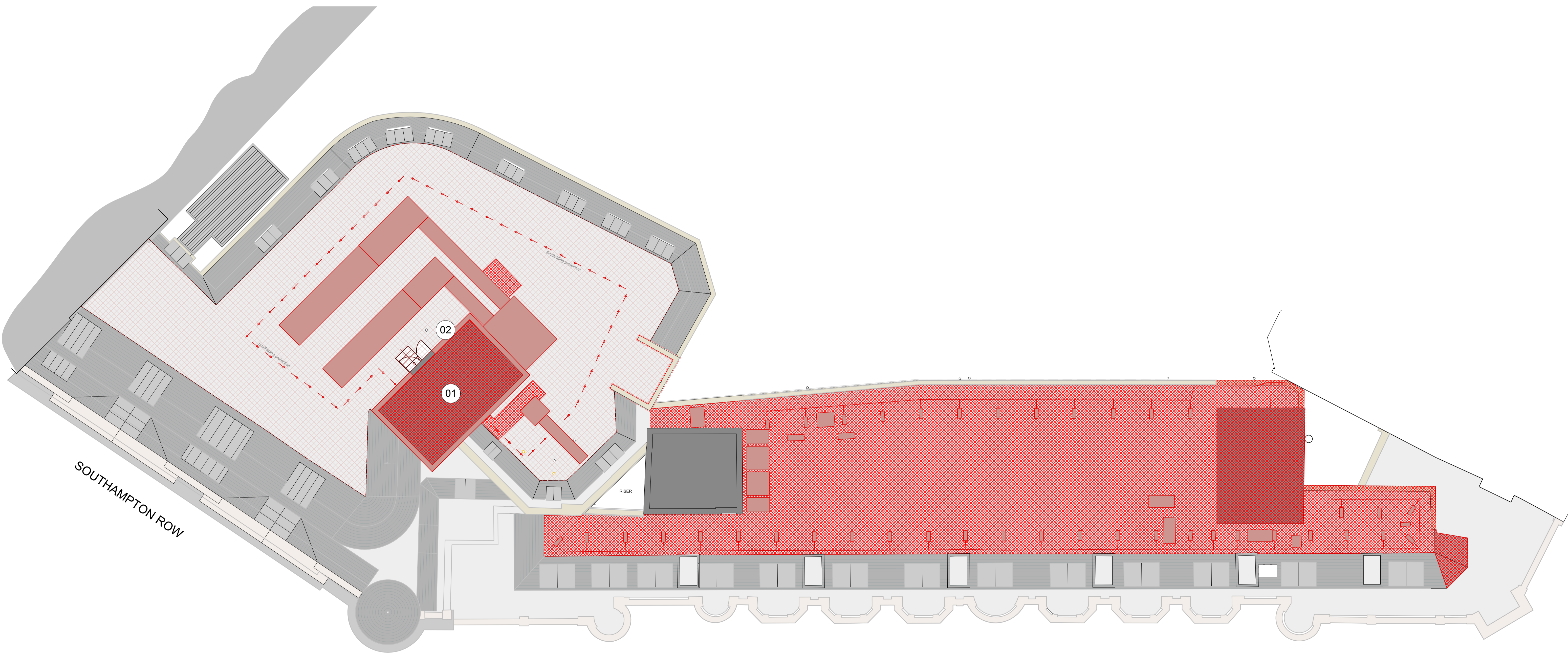
All above ceiling services, ductwork and cabling to be removed
Risers and riser doors to be removed as indicated.

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

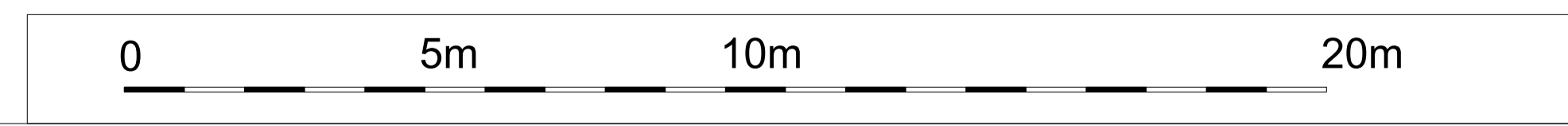
-  Indicates original fabric to be demolished. Refer to structural engineers information for extent of structural alterations to indicated areas
-  Indicates non original non structural partitions to be removed
-  Indicates non structural elements that need to be removed / demolished

-  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:	
to be read in conjunction with schedule 383(SL) Listed Building Consent Schedule of Works, section 01, sheet 108	
01	01.108.01 - Existing roof to lift motor rooms to be removed completely
02	01.108.02 - Existing non-original lift overrun to be carefully dismantled to allow work for new core to proceed. Once work is complete, lift overrun to be reinstated as existing.



1 Roof 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 is shown 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) 108
Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP			Rev. PL-2		
T: 020 3735 7442			E: mail@halebrown.com W: www.halebrown.com		

