

Soft Strip Methodology

Prior to any works commencing the ground floor area in its entirety will be subject to a photographic survey. Full access is currently not available. We have attached the current available photographs for information.

The complete ground floor area is to be completely stripped back to a shell, prior to re-instatement.

The works include the following which are to be carried out in a careful controlled manner particularly with further consideration where affecting the brick vaulted ceiling, perimeter walls, steel columns and beams.

General Stripping Out

By Others-remove all existing office furniture and associated NHS equipment prior to the commencement of the stripping out works.

Carefully protect the existing windows, surrounds and external doors and frames prior to commencement of the stripping out works.

Removal of all existing flooring. Removal of any raised access floor, set aside for re-instatement.

Carefully remove and store on site for re-instatement all sanitaryware, kitchen units etc.

.Ceilings

Carefully remove the existing ceilings to the ground floor complete which includes suspended ceilings and MF suspended plasterboard ceilings.. Ensure no damage to the existing fabric;

Existing hangers where attached to the brick vaulted ceiling to be carefully removed. Where the fixings meet the existing ceiling carefully remove by hand to retain the integrity of the existing building

Walls

Carefully remove the existing plasterboard to the perimeter walls to expose the existing brickwork; any fixings to the existing structure are to be carefully removed by hand to retain the integrity of the existing building. Ensure no damage to the existing fabric.

Carefully remove all the existing plasterboard boxings around the existing steel columns and beams. any fixings to the existing structure are to be carefully removed by hand to retain the integrity of the existing building. Ensure no damage to the existing fabric.

Carefully remove the existing internal doors and frames;store on site for re-instatement.

Remove all the existing internal wall partitions, glazed partitions and any fire protected internal walls as identified on the drawings. Where partitions abut to the existing structure they are to be carefully removed by hand to retain the integrity of the existing structure. Ensure no damage to the existing fabric.

Removal of all skirting boards, architraves and door linings associated with the previous item.

Mechanical and Electrical

Carefully remove all the existing mechanical equipment to the ground floor completely. Set aside and store for re-use where possible. This includes all extraction, fan units, comfort cooling and any AC equipment; all pipework and mechanical feeds. Ensure no damage to the existing fabric.

Existing mechanical hangers where attached to the brick vaulted ceiling or the external perimeter walls are to be carefully removed, any fixings to the existing structure are to be carefully removed by hand to retain the integrity of the existing building.

Carefully remove all the existing electrical equipment to the ground floor completely. Ensure no damage to the existing fabric.

Existing electrical hangers where attached to the brick vaulted ceiling or the external perimeter walls are to be carefully removed, any fixings to the existing structure are to be carefully removed by hand to retain the integrity of the existing building.