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Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the Architect for comment prior to fabrication.

This drawing is to be read in conjunction with the Architect's specification, bills of quantities/schedules, structural, mechanical and electrical drawings and all discrepancies are to be reported to the Architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments

A - 06/07/26 Existing Staircase to courtyard adjusted

Key:

Demolition non-original elements

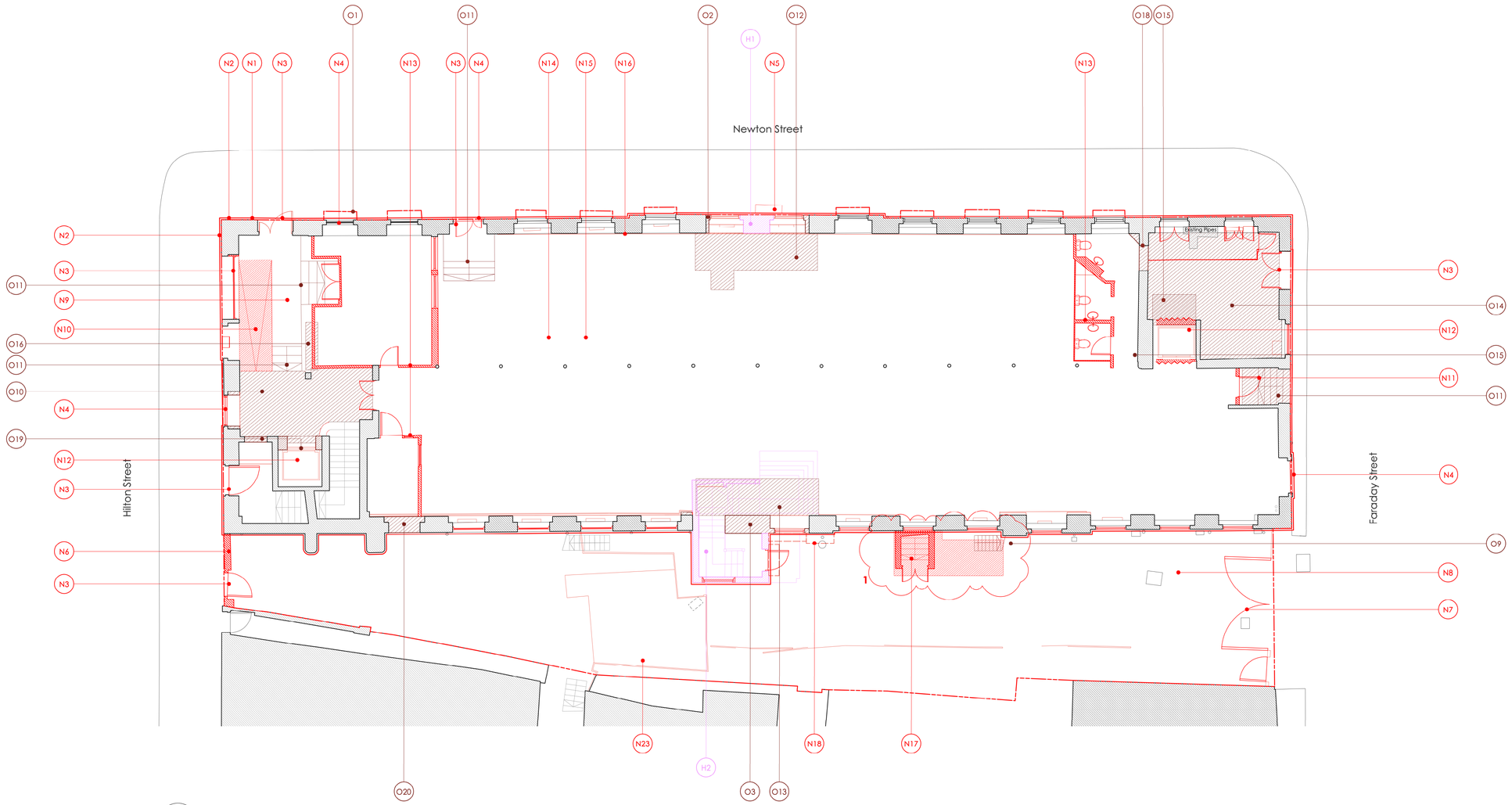
Demolition Historic elements

Demolition Original elements

Revision Cloud Summary

1 - Access from Basement retained

2 - Annotation adjusted to suit



1 Demolition Ground Floor Plan

Scale: 1:100

NON-ORIGINAL ELEMENTS:

N1. Existing Sand/Cement Render to be removed from all elevations
N2. External Front Elevation Signage, at building corner, to be removed
N3. Removal of External Doors
N4. All existing windows and roller security shutters to be removed.
N5. Existing Telecoms box to be investigated/relocated/ removed. Position TBC
N6. Remove External Perimeter South wall
N7. Remove galvanised Rear Courtyard Gates to the North, to include Fire Escape door to maintain existing escape route from street to the east.
N8. Excavate foundation pits for proposed external fire escape stair
N9. Reduce entrance lobby floor slab/ level, to line through with back of Pavement level / existing single step
N10. Removal of entrance ramp
N11. Removal of Internal Doors
N12. Passenger Lift car, doors and Lift Mechanisms to be removed - all floors
N13. Remove internal partition walls & nibs that are no longer required.
N14. Remove Floor Screed
N15. Remove Floor Finishes
N16. Remove Wall Finishes
N17. Existing Staircase & enclosure from courtyard to Basement to be removed
N18. Removal of Existing plant
N19. Removal of ceiling tiles & grid system
N20. Removal of other modern finishes at high level
N21. Removal of non original beam / support of millboards
N22. Removal of decorative ceiling at 4th floor level to expose roof structure
N23. BF Demolition new stair North
N24. Removal of external furniture & timber fences
N25. Remove ground bearing slab
N26. Remove lift pit

HISTORIC ELEMENTS:

H1. Demolition of wall for double width Entrance Portal with radiused brick detail on Front elevation
H2. Omitted

2

ORIGINAL ELEMENTS:

O1. Retain and Refurbish existing pavement lights
O2. Demolition of original construction for double width opening to be formed with radiused brick detail on Front elevation
O3. Demolition of original construction for double width opening to be formed with radiused brick detail on rear elevation to match front elevation
O4. *Omitted*
O5. Existing window cill levels to be reduced by 3 brick courses
O6. Existing narrow window widths on rear elevation to be widened to reflect other general window widths
O7. Existing window cill to be dropped to Door cill level (at 1st & 3rd levels)
O8. All existing clerestory windows at 4th floor level to be removed.
O9. Existing North external cast iron fire escape to be removed
O10. Removal of historic floor construction & finish
O11. Removal of internal steps
O12. Along front elevation, Floor level to be reduced to match back of pavement level.
O13. Along rear elevation, Floor level to be reduced to match courtyard level.
O14. Reduce Lift lobby floor slab/ level, to line through with back of Pavement level / existing single step (restaurant/kitchen end)
O15. New opening to form comms riser

2

O16. New opening to form electrical riser
O17. New opening to form Dry Riser
O18. Opening through internal wall for access to North end new stair
O19. Opening through internal wall for access to South end existing stair
O20. Demolition of original construction for new window
O21. Opening through internal wall for access under new staircase to be formed
O22. Omitted
O23. Demo of wall at high level (BF)
O24. GF Bearing Beam trimmed back to this extent.
O25. Existing timber beams to be removed and set aside for potential reuse
O26. Removal of original millboards
O27. 1F panel removal, protection & set aside for future instruction
O28. Removal of Existing Roof coverings, structure to remain
O29. Removal of parapet Coping Stones
O30. Removal of floor boards

0 1 2 3 4 5 8m

PLANNING

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