

Key

- DENOTES BOUNDARY OF APPLICATION
- REMOVALS IN SECTION. FABRIC TO BE CAREFULLY REMOVED / TAKEN DOWN WITH ADJACENT FABRIC PROTECTED AND MADE GOOD AS REQUIRED
- EXISTING FABRIC TO BE FULLY SURVEYED, RECORDED AND RETAINED FOR USE IN RECONSTRUCTING CHIMNEYS AS EXISTING
- FINISHES AND BUILD UP TO BE CAREFULLY REMOVED. ADJACENT FABRIC PROTECTED AND MADE GOOD AS REQUIRED.
- REPAIR AND REINSTATE
- DISMANTLE AND REINSTATE
- REMOVE AND RECONFIGURE
- TEMPORARY REMOVAL FOR ENABLING
- FRESH AIR, USE WITH MAINTENANCE AND SUBSTRATE TO BE CAREFULLY REMOVED / RETURNED AND STORED FOR REUSE IN ALTERNATIVE LOCATION
- FP
- CH
- VOID
- DOORS AND FRAMES TO BE RETAINED OR LIFTED FOR THE GENERAL REPAIRMENT OF THE EXISTING DOORS AND FRAMES

General Notes

The extent of removal and alteration works is predicated on knowledge built from archive data and limited intrusive surveys works. Hatched areas of fabric removal represent finished sizes. Greater removals may be required to form these finished sizes. All removals and taking down to allow for making good with existing fabric. Hazards to be undertaken with due regard to HSE risk register and known materials including asbestos.

Non-original carpet/linoleum/vinyl and tile finishes in core areas to be carefully removed. Underlying original floor finishes to be protected in preparation for reinstatement and making good.

All existing dado rails, picture rails, skirtings, architraves, cornices or other original detail to be retained and protected in situ, in preparation for reinstatement.

All retained doors (not marked for removal) to be carefully removed for reinstatement and storage off-site, in preparation for re-fitting.

All retained fireplaces, hearths, mantels etc. to be protected in situ in preparation for refurbishment.

All non-original modern suspended ceilings, bulkheads and associated framing to be removed with care taken to minimize damage to original ceiling fabric above.

All modern secondary glazing, window grilles, etc. to be carefully removed. Internal window linings to be removed in selected locations to enable intrusive investigations. Window linings to be repaired and reinstated following re-investigation.

All existing fuel and rainwater goods, downpipes, hoppers etc. to be carefully removed unless marked otherwise. Any sections that are damaged and beyond repair to be replaced with new to match existing.

Original sashes, substrate and lead flashings to be carefully stripped back to structure in preparation for repair and making good. Existing materials to be salvaged for reuse where possible.

LEGEND

FABRIC REMOVAL AND ALTERATIONS

ROOF

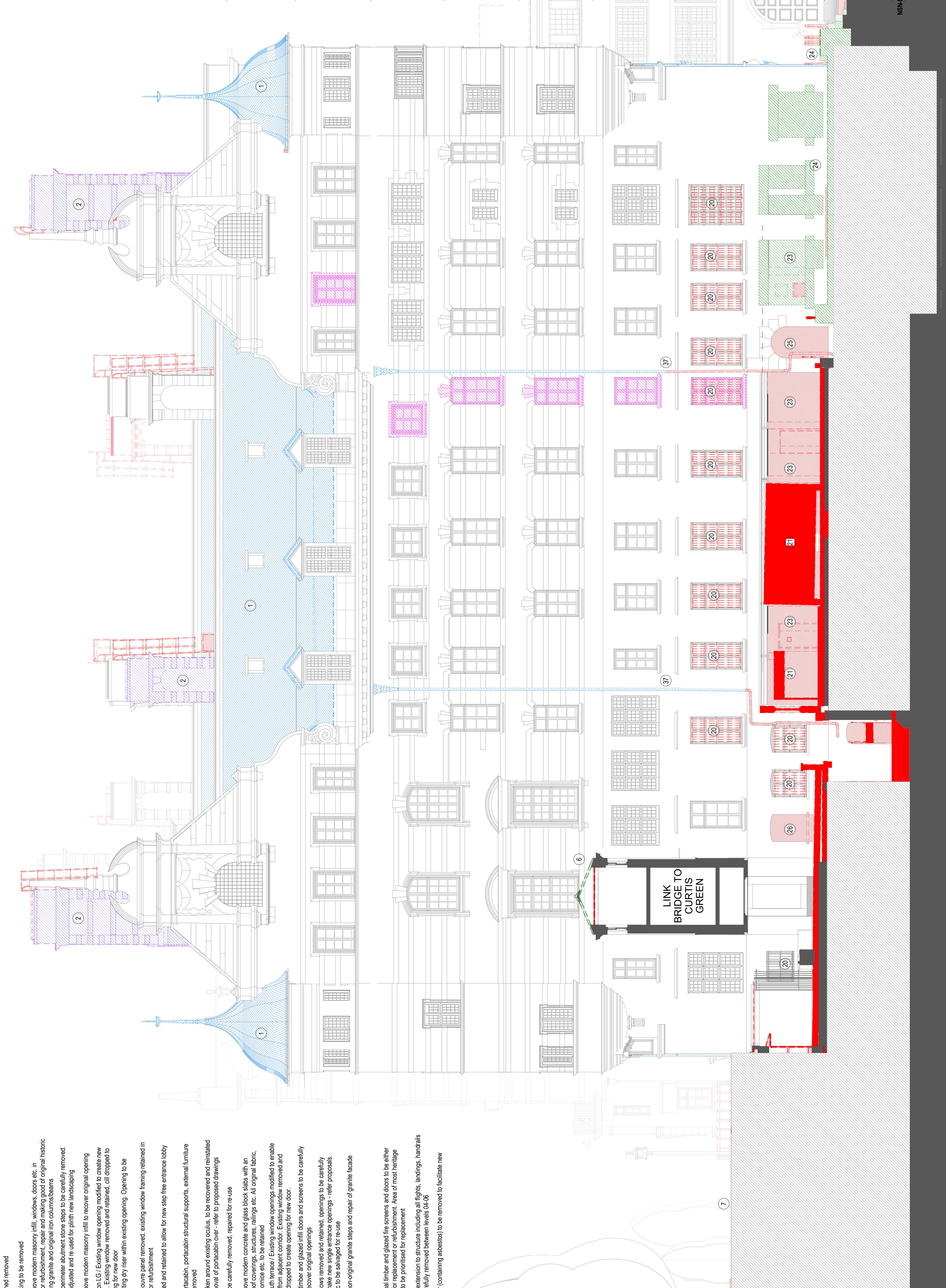
- 1 Existing original sashes to be carefully taken down, assessed and stored for re-fitting. Underlying roof substrate to be assessed for extent of repairs and making good required. Existing fabric to be retained as far as practical. Original sashes to be fitted with any new - to match existing.
- 2 Reconstruction of existing chimneys. Careful removal of brickwork and stonework, to be stored for later reinstatement.
- 3 Original sashes, flashings and roof substrate removed in preparation for new ventilation louvre detail - refer proposed
- 4 Existing dormer to be adapted to provide maintenance access. Roof slope to be carefully taken back, steps to be salvaged for use in repair elsewhere. Casement windows to be taken out in preparation for new doors
- 5 Failing 1930s roof removed in preparation for new code-compliant lead finished roof
- 6 Existing corrugated roof and substrate to be removed in preparation for new lead roof - refer proposals
- 7 Existing lead roof and substrate to be removed in preparation for new lead roof - refer proposals

FAÇADE

- 20 Non original gates and screens to be carefully removed. Existing fabric to be made good as required.
- 21 Portacabin / shed removed
- 22 Existing decking to be removed
- 23 Carefully remove modern masonry infill, windows, doors etc. in preparation for refurbishment, repair and making good of original historic fabric, including granite and original iron columns/beams
- 24 Non original perimeter abutment stone steps to be carefully removed. Steps to be adjusted and re used for plinth new landscaping
- 25 Carefully remove modern masonry infill to recover original opening
- 26 North elevation LG / Existing window opening modified to create new door opening. Existing window removed and retained, sill dropped to create opening for new door
- 27 Remove existing dry rise within existing opening. Opening to be protected
- 28 EXISTING CHIMNEY TO BE FULLY SURVEYED, RECORDED AND RETAINED FOR USE IN RECONSTRUCTING CHIMNEYS AS EXISTING. EXISTING ACCESS LADDERS AND HATCHES TO BE DISPOSED OF. LOCATION SUBJECT TO DETAIL DESIGN COORDINATION AND AGREEMENT.
- 29 Gables removed and retained to allow for new step free entrance lobby and levels
- 30 Courtyard portacabin, portacabin structural supports, external furniture and fittings removed
- 31 Care to be taken around existing oculus, to be recovered and reinstated following removal of portacabin over - refer to proposed drawings
- 32 Rainwater pipe carefully removed, repaired for re-use
- 33 Carefully remove modern concrete and glass block slabs with an associated roof coverings, structures, railings etc. All original fabric, stone wall, cornice etc. to be retained
- 34 Courtyard south terrace / Existing window openings modified to enable level access from adjacent corridor. Existing window removed and retained, sill dropped to create opening for new door.
- 35 Non-original timber and glazed infill doors and screens to be carefully removed to recover original openings
- 36 Existing windows removed and retained, openings to be carefully enlarged to make new single entrance openings - refer proposals. Original fabric to be salvaged for re-use
- 37 Removal of non-original granite steps and repair of granite facade

INTERNAL

- 38 All non original timber and glazed fire screens and doors to be either taken down for replacement or refurbishment. Area of most heritage significance to be prioritised for replacement
- 39 Non original extension to structure including all lights, landings, handrails etc. to be carefully removed between levels 04-06
- 40 Existing floor (containing asbestos) to be removed to facilitate new services
- 41 LINK BRIDGE TO CURTIS GREEN



REV	DATE ISSUED	DESCRIPTION	CHECKED BY	APPROVED BY	Project Title	Building
C01	26/03/21	Planning Issue	DA	CB	NEP The Northern Estate Programme Consultant's Details BDP	Norman Shaw North
						North Elevation - Fabric Removal and Alteration
						Planning
						Drawing No. 00NSN-2131-BDP-90-ZZ-T-AR-EL-20285
						Drawing Status S3
						Drawing Scale 1:100@A1
						Security Grade -
						Rev. C01

NOTES:
 BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN THAT FOR WHICH IT WAS PREPARED AND ISSUED.
 ALL DIMENSIONS SHOULD BE CHECKED ON SITE. SURVEY INFORMATION BY OTHERS TO BE VERIFIED ON SITE. DO NOT SCALE FROM THIS DRAWING.
 ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW:
 BDP - 16 BREVHOUSE YARD, CLEVERWELL, LONDON, EC1V 4LJ
 DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:
 THE BDP RISK SERIES OF DRAWINGS
 THE CON DESIGN ISSUES REGISTER
 THE PROJECT CON RISK REGISTER

QA CHECKED