

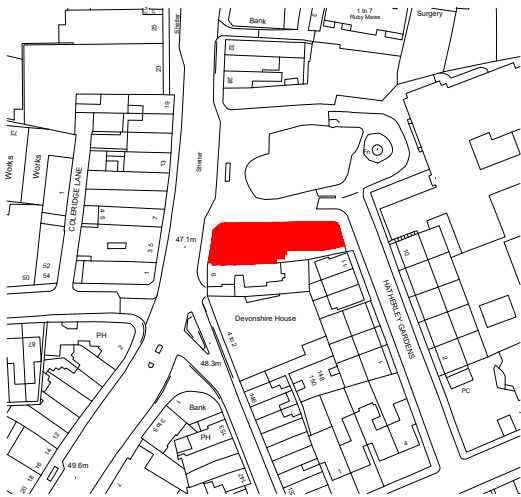
This is a soft-strip demolition plan focusing exclusively on the removal of non_historic, modern interventions and will be limited to:

1. Removal of modern stud partitions
2. Removal of suspended ceilings and associated gridwork
3. Removal of modern floor coverings (carpet tiles, vinyl, raised floors)
4. Removal of modern services (ductwork, cabling, alarms, lighting, trunking)
5. Removal of redundant banking infrastructure (ATM linings, counters, security fittings)
6. Removal of non_historic joinery (plasterboard linings, MDF boxing, modern doors)
7. Removal of later wall finishes (plasterboard, laminate panels, applied linings)

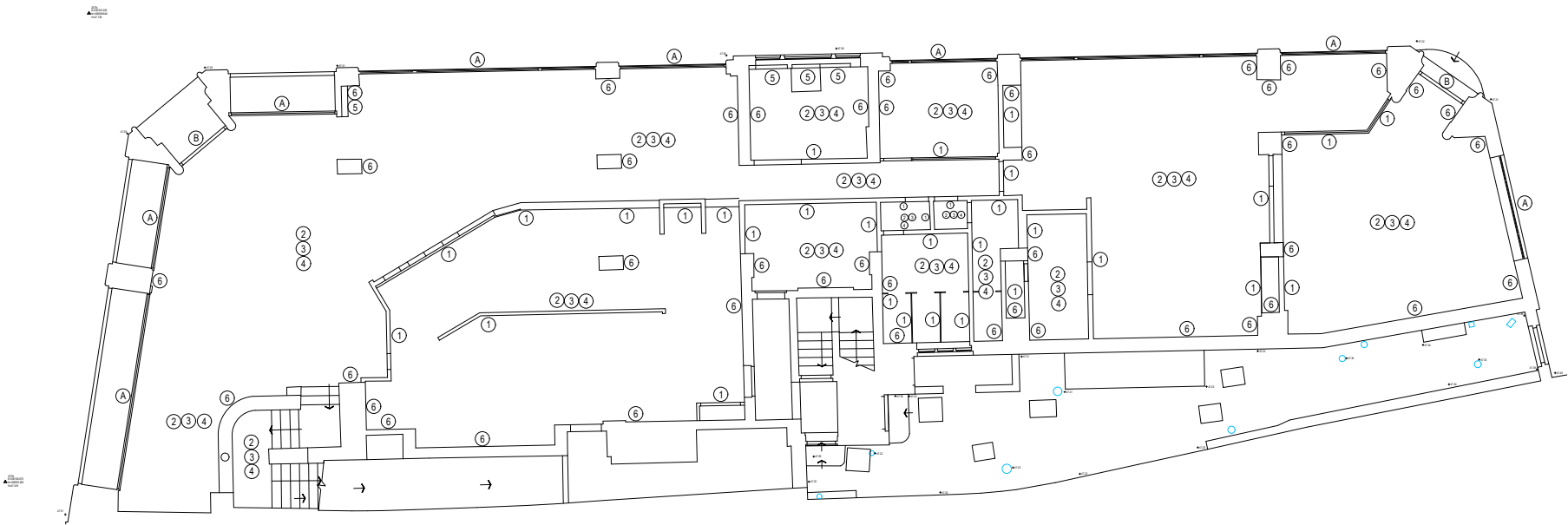
No structural elements will be removed, and no works will affect the external façade.
On site inspection and historic background research has confirmed areas where historic fabric may survive, namely:

- A. Curved and Elliptical Glazing (Ground Floor)
Original 1930s feature of high significance.
Protected by the 1986 LBC conditions.
- B. Entrance Doors and Art Deco Door Surrounds
Survive at ground and first floor.
Identified in 1986 correspondence as original and to be retained.
- C. First_Floor Timber Panelling
Specifically required to be retained visible under the 1986 LBC.
May currently be concealed behind later linings and visible in places beneath mezzanine level.

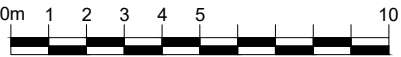
The above is in accordance with Heritage Impact Assessment as produced by Handforth Heritage consultants.



SITE PLAN
(SCALE 1:1250)



GROUND FLOOR
(Scale 1:100 @ A1)



NOTES
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If this Auto CAD drawing is being read by any system other than Auto CAD it should be checked against an original hard copy printed by Stace LLP. Stace LLP cannot accept liability for omissions.
The original measured survey was undertaken by Technica Group.

Rev	Date	Description	Drm
A	31.03.26	Text notes replaced with no.s	CP
B	02.04.26	Notes amended	CP

CONTRACT



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Client

PPR Estates

Project

8 The Broadway

Crouch End

N8 9SX

Drawing Title

Listed Building Consent

Soft Strip out

Ground Floor Plan

Scale

noted

Sheet Size

A1

Date

17.03.2026

Drawn by

CP

Drawing No.

LBC_DEM_GF100

Rev

B