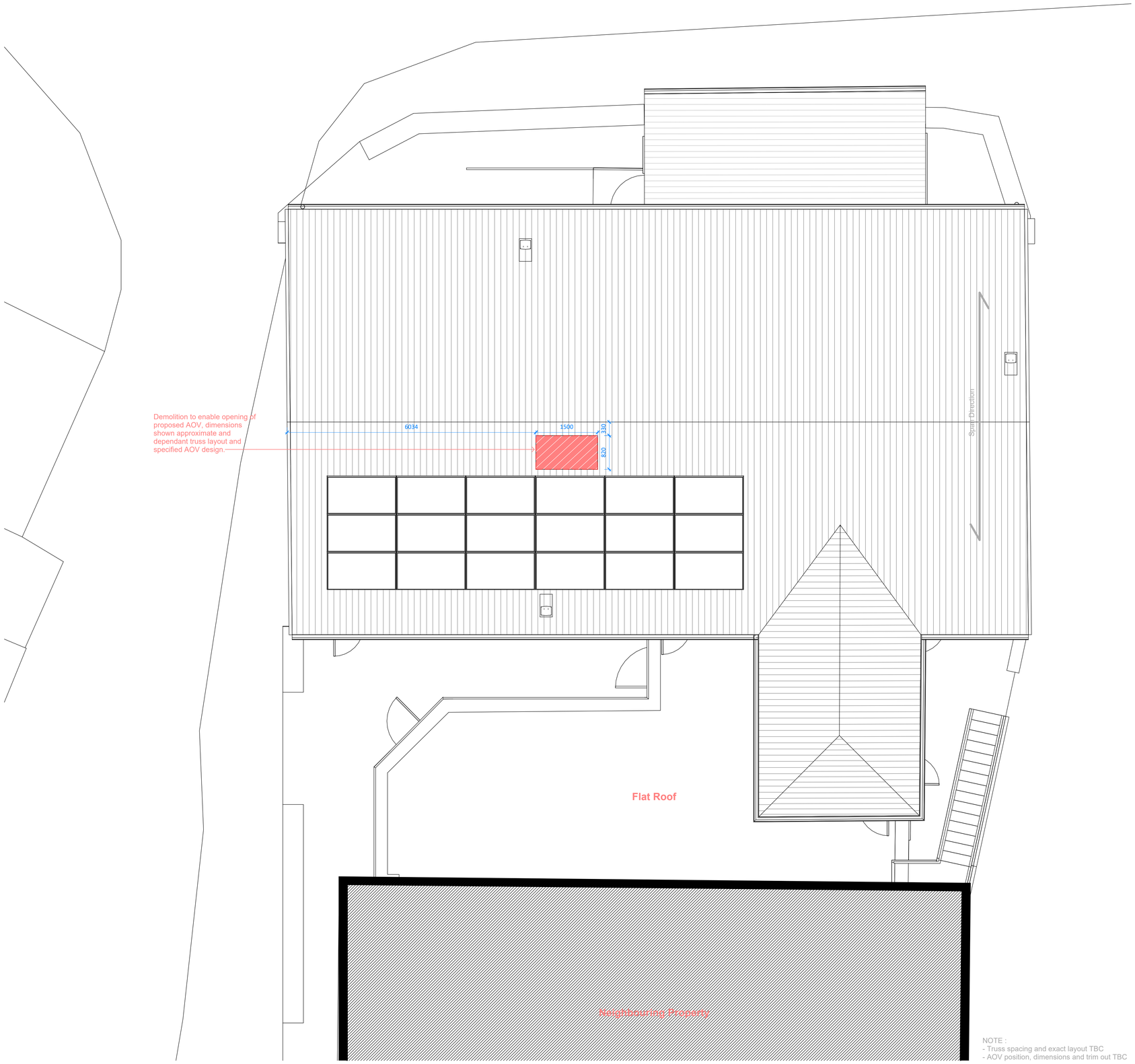

NOTE :
- Truss spacing and exact layout TBC
- AOV position, dimensions and trim out TBC

Demolition Roof Plan
1 : 50

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General Demolition Notes

All demolition and strip-out works are to be carried out in accordance with the Contractor's Method Statement, current HSE guidance, and the CDM 2015 Regulations.

The following notes outline the scope of soft strip and internal demolition works, to be undertaken as part of the enabling phase for retrofit:

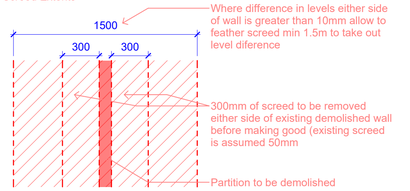
Internal Strip-Out & Demolition

1.0 Remove all existing fitted furniture, kitchen units, worktops, shelving, and dado trunking. Make good all wall surfaces behind removed items, including filling holes and preparing for new finishes.
1.1 Remove all existing sanitaryware and associated IPS panelling where present. Make good all wall and floor surfaces behind.
1.2 Strip out surplus surface-mounted fixtures and fittings (e.g. hooks, boards, brackets, redundant services) from existing walls. Make good all substrate areas and finishes behind.
1.3 Remove all existing ceilings (including suspended grid systems, tiles, light fittings, and bulkheads) to full height unless otherwise indicated. Expose soffit ready for new ceiling as per Reflected Ceiling Plan (RCP).
1.4 Remove existing internal partitions and associated bulkheads as shown. Make good floor, ceiling, and abutting wall junctions.
1.5 Remove internal doors and frames where part of partition removal scope. Patch floor finishes and surrounding wall reveals to accept new conditions.
1.6 Remove all floor finishes (including carpets, vinyl, tiles, and raised plinths) as shown on drawings. Prepare existing screed substrate to receive new finish per architectural details.
1.7 Thoroughly clean down retained walls and window frames to remove grease, dirt, and residue, in preparation for new paint finishes or wall linings.
1.8 Where partitions are removed, ensure existing screed is made good and flush to surrounding levels. Extent of repairs to be confirmed following strip-out.

Additional Notes & Responsibilities

2.0 No intrusive surveys have been undertaken. All services, structures, voids, and material compositions must be confirmed by the contractor on site prior to works.
2.1 All supporting walls or load-bearing elements indicated for removal must be adequately propped and sequenced in accordance with the contractor's approved demolition method statement and temporary works design.
2.2 Contractor to verify all demolition extents on site and notify the design team of any discrepancies or unexpected conditions prior to proceeding.
2.3 All drawings to be read in conjunction with MEP layouts and room data sheets to ensure coordination of service disconnections and removals.
2.4 Contractor to undertake and maintain a Refurbishment & Demolition Asbestos Survey before commencing any intrusive work in accordance with HSG264.
2.5 Waste to be removed in accordance with a site waste management plan (SWMP) and disposed of via licensed carriers.

Screed Extents



CDM Design Risk Note: Demolition

The project involves extensive internal demolition and strip-out works.

A non-invasive asbestos survey has been carried out by the client. However, due to the intrusive nature of the works, there remains a risk that asbestos-containing materials (ACMs) or other hazardous substances have not been identified and may be encountered during any intrusive works.

The following residual design risks have been identified and must be addressed by the contractor during the demolition phase:

a. Structural instability resulting from the removal of internal loadbearing walls, floors, or staircases
b. Possible presence of concealed or redundant live services (electrical, gas, water) within walls, floors, or ceilings
c. Risk of exposure to ACMs not identified in the non-invasive survey — further investigation may be required
d. Falling debris and overhead works during ceiling and structural element removal
e. Dust, noise, and vibration hazards during strip-out and material disposal
f. Limited escape routes during early demolition phases within a constrained building footprint
g. Working at height and temporary edge protection requirements for stairwells, voids, and upper levels

Contractor Responsibilities:

a. Review the existing asbestos survey and, where necessary, commission a refurbishment & demolition (R&D) asbestos survey in areas affected by intrusive works
b. Develop appropriate RAMS (Risk Assessments and Method Statements) covering all phases of demolition
c. Appoint competent personnel and, where applicable, a temporary works designer to manage stability during phased removal
d. Confirm and isolate all redundant MEP services prior to demolition
e. Erect protective barriers, exclusion zones, and controlled access points in accordance with site-specific conditions
f. Account for residual risks within the Construction Phase Plan and ensure all site operatives are fully briefed

All demolition works must comply with current legislation including CDM 2015 and relevant HSE guidance, particularly HSG150 and Asbestos Essentials where applicable.

To be read in conjunction with the Designer's Risk and Hazard Identification Register, as outlined in the accompanying Pre-Construction Health and Safety Information Pack.

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA Architects Ltd or the contract administrator before proceeding.

Do not scale except for planning purposes, work to figured dimensions.

A Fire Consultant must be appointed for this project. KTA drawings & schedules to be read in conjunction with the Fire Consultant Fire Strategy Report.
The Fire Strategy Report takes precedence over any KTA drawing or schedule & any discrepancy should be brought to KTAs attention

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA Architects Ltd.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
T1	22/08/2025	Stage 4 Tender Issue	GH/AC

TENDER ISSUE
NOT FOR CONSTRUCTION

Drawings issued for tender purposes only.

Not to be used for construction.

This drawing forms part of a coordinated package issued for tender purposes in accordance with RIBA Stage 4. All specifications, schedules, and consultant drawings must be read in conjunction. The contractor is responsible for ensuring full coordination between trades.

Existing layouts are based upon third-party survey data including SUMO Plan Survey and Currie Brown refurbishment drawings. Due to the nature and format of this information, dimensions shown are indicative only.

The contractor is responsible for confirming all critical site dimensions and conditions prior to commencement of fabrication, installation, or ordering of materials. Any discrepancies are to be reported immediately to the design team.

Key

Existing

Demolished

KTA
Architects | Urban Designers

Winslade House, Winslade Park, Manor Drive,
Clyst St. Mary, Exeter, EX5 1FY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

Project
Park House Isles of Scilly

Title
Demolition Roof Plan

Author	Chckd by	Scale	
GH	AC	As indicated	@ A1

Project	Status
24129	Stage 4

Drawing number
24129-KTA-XX-R-D-A-0202 T1

Plot date: 22/08/2025 10:51:38 - C:\Users\GeorgeHarris\Documents\Revit Central Files\24129-KTA-XX-R-D-A-0202_Park House_Demolition Roof Plan_GeorgeHarris.rvt
Dwf 128 v1.0 - 24/11/2022