



North Elevation



East Elevation



#### 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:

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

#### Contractor Responsibilities:

- Review the existing asbestos survey and, where necessary, commission a refurbishment & demolition (R&D) asbestos survey in areas affected by intrusive works
- Develop appropriate RAMS (Risk Assessments and Method Statements) covering all phases of demolition
- Appoint competent personnel and, where applicable, a temporary works designer to manage stability during phased removal
- Confirm and isolate all redundant MEP services prior to demolition
- Erect protective barriers, exclusion zones, and controlled access points in accordance with site-specific conditions
- 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 KTA's attention.

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

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#### 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 Roof Material - Concrete Tiles
- Tile covering to walls
- Existing Stone
- Existing white UPVC Windows
- Existing white UPVC Door
- Existing Felt Roof
- Existing Render
- Existing Guardrail

#### Key

- Existing
- Demolished
- EID 0.00 Existing Internal Door
- EED 0.00 Existing External Door
- EW 0.00 Existing Window

# KTA

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Project  
**Park House Isles of Scilly**

Title  
**Existing Elevations 02 with Demolition**

Author GH Chkd by AC Scale 1 : 50 @ A1

Project 24129 Status Stage 4

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