Construction (Design and Management) Regulations

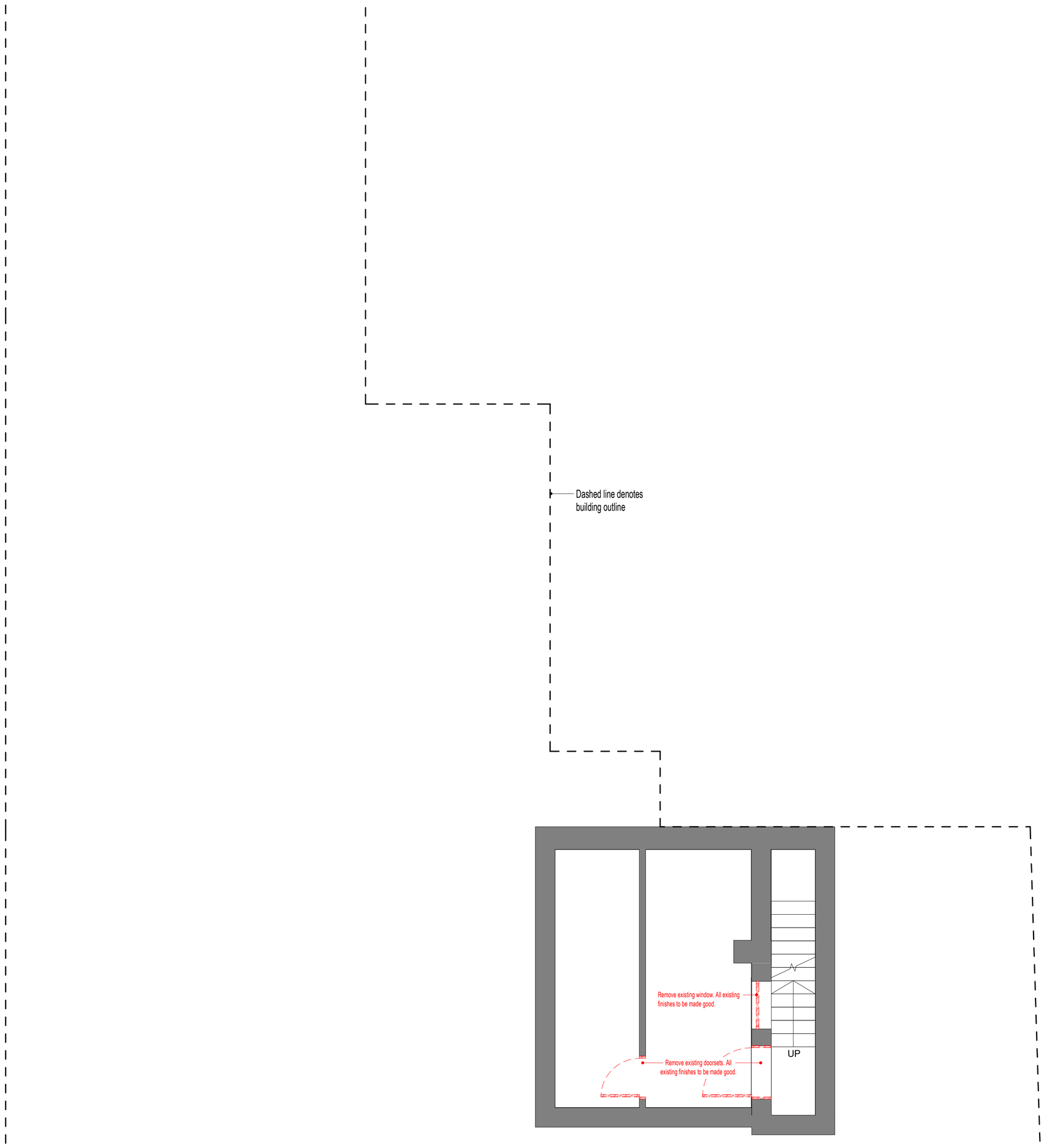
Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

Graphical Symbols

- Existing Elements
- Demolished Elements
- Demolished Floor / Ceiling Finishes
- Existing Elements
- Existing Elements to be Demolished

Demolition Notes:

- For all structural elements refer to Structural Engineer's information.
- For all mechanical and electrical elements refer to M&E Engineer's information.
- The Contractor shall notify the Design Team of all discrepancies discovered on site compared to the drawings, prior to commencing works.
- Refer to M&E demolition information / drawings for all building services to be removed and / or protected during demolition / refurbishment.
- Refer to Engineer's drawings for removal of existing drainage.
- Where WHBs, etc., are removed and drainage becomes redundant, connections are to be flushed out prior to capping off at slab level and making good ground floor screed.
- Where walls are removed the contractor is to allow for making good floor screeds, underside of existing soffits, wall connections and making sure the building envelope is water tight.
- The contractor is to allow for the removal and making good loose or damaged plaster.
- The contractor is to allow for the making good of existing substrates following removal of existing finishes.
- The cost plan and contractor method statements should include allowance of existing elements and for the safe removal of materials containing asbestos and other materials harmful to health. Refer to asbestos surveys for locations and recommendations as required.
- Demolition plans are to be read in conjunction with demolition elevations and sections where provided.
- Refer to architectural ceiling plans and floor scoping drawings for the extent of existing ceilings and floors being retained.
- All retained finishes are to be adequately protected during the demolition works and until the envelope is water tight.



Basement Demolition Plan
1 : 50

REV	DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY	DATE
P01	Stage 3 issue | AJ | CB | MWR	16/12/2025
P00	Initial input and issue | AJ | CB | MWR	24/07/2025

RIBA PLAN OF WORK WORKSTAGE	LEVEL OF MODEL DEFINITION (LoD)
Stage 3 - Spatial Coordination	LoD 4b - Coordinated Model
PURPOSE OF ISSUE - SUITABLE FOR ...	STATUS or SUITABILITY
Costing	Status S2 - Delivery Team Information

GRAPHICAL SCALE 1:50 (0.0, 1.0m, 2.0m, 3.0m, 4.0m, 5.0m)

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CLIENT
AVOW

PROJECT TITLE
AVOW, 21 Egerton Street

DRAWING TITLE
Basement Demolition Plan

PROJECT No
20171

SCALE @ A1
1 : 50

DRAWING No (BS1192:2007 +A2:2016) & BS EN ISO19650
1192: Project - Originator - Volume - Level - Type - Role - Number Breakdown
19650: Project - Originator - Functional - Spatial - Form - Discipline - Number Breakdown
AES-LAW-X-B01-DR-**A-041001**

REVISION
P01

DO NOT SCALE

Any discrepancy or query concerning this drawing should be referred to the Architect
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