RETAIL UNITS,
TRINITY HOUSE
APARTMENTS ABOVE
5 - 9 Trinity Street

IJAZZ INDIAN CUISINE
25 Egerton Street

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.

SVP
RWP
Remove full extent of single storey extension, including floors, walls, doors, windows, roof finishes, rainwater goods and SVP. All existing finishes to be made good.
RWP
Remove full extent of single storey extension, including floors, walls, doors, windows, roof finishes and rainwater goods. All existing finishes to be made good.
Remove all rainwater goods . All existing finishes to be made good.
Ramp
Remove existing ramp. All existing finishes to be made good.
RWP
Remove existing doorset, infill aperture with cavity wall construction to match existing. All existing finishes to be made good.
Remove doorset and extend existing aperture. All existing finishes to be made good.
Remove uPVC window, infill aperture with cavity wall construction to match existing. All existing finishes to be made good.
SVP
Full height removal of existing walls. All existing finishes to be made good.
Full height removal of existing walls. All existing finishes to be made good.
Remove uPVC window, infill aperture with cavity wall construction to match existing . All existing finishes to be made good.
RWP
Remove all rainwater goods . All existing finishes to be made good.
Break through existing wall, new internal doorset to be fitted to aperture. All existing finishes to be made good.
Remove existing doorset. All existing finishes to be made good.
Remove all existing floor and ceiling finishes. All existing finishes to be made good.
Remove uPVC window, infill aperture with cavity wall construction to match existing . All existing finishes to be made good.
Remove all existing floor and ceiling finishes. All existing finishes to be made good.
Remove kitchen sink, worktop and units. All existing finishes to be made good.
Full height removal of existing walls and doorsets. All existing finishes to be made good.
Ramp
Remove existing ramp and external door. All existing finishes to be made good.
Break through existing wall, new internal doorset to be fitted to aperture. All existing finishes to be made good.
RWP
Remove full extent of single storey lean to extension, including floor, walls, door, window, roof finishes and rain water goods. All existing finishes to be made good.
SVP
Remove existing SVP and RWP. Replace with new aligned with external wall face. All existing finishes to be made good.
RWP
Remove 2no. uPVC window. All existing finishes to be made good.
Break through existing wall, new internal doorset to be fitted to aperture. All existing finishes to be made good.
Full height removal of existing walls. Remove all sanitaryware, drainage to be capped at floor level. All existing finishes to be made good.
Remove existing suspended ceiling and floor finishes. All existing finishes to be made good.
Remove existing door only. Retain architrave. All existing finishes to be made good.
Remove all existing floor and ceiling finishes. All existing finishes to be made good.
Remove doorset. All existing finishes to be made good.
Full height removal of existing walls. All existing finishes to be made good.
Remove all existing floor finishes. All existing finishes to be made good.
Remove existing platform lift. All existing finishes to be made good.
UP
Remove existing stair case. All existing finishes to be made good.
Remove existing doorset. All existing finishes to be made good.
Remove window, infill aperture with cavity wall construction to match existing. All existing finishes to be made good.
Break through existing wall, original vault door to be fitted to aperture. All existing finishes to be made good.
Remove all existing floor finishes. All existing finishes to be made good.
Beam Above
+2700mm
Full height removal of existing wall. All existing finishes to be made good.
Remove existing door only. Retain architrave. All existing finishes to be made good.
Remove kitchen sink, worktop and units. Drainage to be capped at floor level. All existing finishes to be made good.
Remove existing door only. Retain architrave. All existing finishes to be made good.
Carefully remove existing vault door and reinstate to new location. All existing finishes to be made good.
Remove existing doorset. All existing finishes to be made good.
Remove all internal timber wall cladding and arched ceiling to entrance foyer. All existing finishes to be made good.
Break through existing wall, new internal glazed screen to be fitted to aperture. All existing finishes to be made good.
Full height removal of existing walls. All existing finishes to be made good.
Remove all existing floor and ceiling finishes. All existing finishes to be made good.
Break through existing wall, new internal door to be fitted to aperture. All existing finishes to be made good.
Beam Above
+ 3230mm
Remove all existing floor finishes. All existing finishes to be made good.
Break through existing wall to create new opening, and remove doorset. All existing finishes to be made good.
RWP
Remove all rainwater goods . All existing finishes to be made good.

Ground Floor Demolition Plan
1 : 50

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

REV	DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY	DATE
P02	Revised Stage 3 issue | AJ | CB | CB	05/02/2026
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 Stage 3 - Spatial Coordination	LEVEL OF MODEL DEFINITION (LoD) LoD 4b - Coordinated Model
PURPOSE OF ISSUE - SUITABLE FOR ... Costing	STATUS or SUITABILITY Status S2 - Delivery Team Information

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CLIENT
AVOW

PROJECT TITLE
AVOW, 21 Egerton Street

DRAWING TITLE
Ground Floor 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
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REVISION
P02

DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect
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