

Demolition Notes

1. SURVEY
Scope: Before starting work, carry out a survey and submit a report and method statement covering the following:
- Condition and demolition methods and sequences for the structures.
- Removal methods of any hazardous materials.
- Type and location of adjoining or surrounding premises which may be adversely affected by the Works.
- Identification, location, disconnection and removal of services.
- Arrangements for protection of personnel and the public.
- Arrangements for control of site transport and traffic.
2. EXTENT OF DEMOLITION
- General: Subject to retention requirements specified elsewhere, demolish structures down to below ground floor slab level.
3. CONTRACTOR'S PROPERTY
- Components and materials arising from the demolition work: Property of the Contractor except where otherwise provided.
Remove from site as work proceeds.
4. WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
- Operatives: Appropriately skilled and experienced for the type of work. Holding or in training for relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of demolition to be used.
5. RISK OF FIRE
1. Ensure a fire plan is created for when any hot work is to be carried out.
2. During structural alterations a fire plan must be kept up to date as the escape routes and fire points may alter.
3. Ensure there is an effective way to raise the alarm in the event of fire.
6. SITE CLEARANCE
-Contractor to allow for removal of all vegetation within the proposed building footprint.
-Contractor to ensure the ground is clear of major roots and foreign objects
7. RECYCLED MATERIALS
- Materials arising from demolition work: May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification.
8. STRUCTURES TO BE RETAINED
- Parts which are to be kept in place: Protect.
- Extent of work: Cut away and strip out the minimum necessary.
9. FEATURES TO BE RETAINED
- General: Keep in place and protect the features as illustrated by the drawings
10. BENCH MARKS
- Unrecorded bench marks and other survey information: Give notice when found.
11. PARTLY DEMOLISHED STRUCTURES
- General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Keep safe outside working hours.
- Debris: Prevent from overloading scaffolding platforms.
- Unauthorized persons: Prevent access.
12. ADJOINING PROPERTY
- Temporary support and protection: Provide at each stage.
- Damage: Prevent. Promptly repair. Leave no unnecessary or unstable projections.
- Support to foundations: Do not disturb.
- Defects: Report when exposed or becoming apparent.
13. ROOF WORKS
1. Risks of working at height are to be properly assessed with appropriate precautions considered. Relevant contractor to issue a clear method statement to everyone who will work at height.
2. Plan safe access to roof works and prevent falls from edges and openings.
3. Existing roof is considered to be in fair condition. However advice should be sought prior to any additional weight being imposed on the roof. Removal of any existing roofing material or structure should be carried out from the ground with appropriate machinery to avoid any persons working directly on the unsafe roof structure.
4. Care should be taken when working from ladders and consideration should always be given to position, condition and safe use.
5. Whilst dismantling/demolishing the existing roof ensure that a safe exclusion zone and hard hat area is created to avoid any injury from falling materials.
14. LOCATION OF SERVICES
- Services affected by the Works: Locate and mark positions.
- Mains services: Arrange with the appropriate authorities for locating and marking positions.
15. EXISTING SERVICES
1. Any gas, electricity, water and telecommunication services are to be identified and isolated or disconnected before any demolition work begins. If this is not possible then any pipes and cables must be labelled clearly to make sure they are not disturbed.
16. BYPASS CONNECTIONS
- General: Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties.
- Notice: Give adequate notice to occupiers if shutdown is necessary.
17. SERVICES WHICH ARE TO REMAIN
- Damage: Give notice and notify the service authority or owner of damage arising from the execution of the Works.
- Repairs: Complete to the satisfaction of the service authority or owner.
18. DISCONNECTION OF SERVICES ARRANGED BY CONTRACTOR
- Responsibility: Before starting demolition the main contractor is to arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment as necessary.
19. DISCONNECTION OF DRAINS
- General: Locate and disconnect disused drain connections. Permanently seal within the site.
20. SITE HAZARDS
- Precautions: Prevent fire or explosion caused by gas or vapour.
- Dust: Reduce by periodically spraying with an appropriate wetting agent.
- Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.
21. DANGEROUS OPENINGS
- General: Illuminate and protect as necessary.
22. HAZARDOUS SUBSTANCES
1. Consideration is to be given before demolition to any hazardous materials that may be present such as dust, asbestos and respirable crystalline silica (RCS).
2. If asbestos is identified or suspected, contact a specialist to carry out a full survey to determine the proper/safe methods of safe removal.
3. Be aware of any other substances that may be located within the property prior to demolition such as acids from industrial processes, paints, flammable liquids, unidentified drums etc. For further information on hazardous substances see: <http://www.hse.gov.uk/coshh/index.htm>
23. ASBESTOS CONTAINING MATERIALS
- Discovery: Give note immediately of suspected asbestos containing materials discovered. Avoid disturbing such materials and submit details of methods for safe removal.
24. UNFORESEEN HAZARDS
- Unrecorded voids, tanks, chemicals, etc discovered during demolition: Give notice.
- Method for safe removal: Submit proposals.
25. SITE CONDITION AT COMPLETION
- Debris: Clear away and leave the site tidy on completion.
26. SITE LEVELS AT COMPLETION
- Levels: Grade the site to follow the levels of adjacent areas.



Gnoll Park is a Grade II* registered parkland. As a consequence of this designation it is statutorily protected. Extreme care should therefore be taken not to cause any unspecified damage to any fabric or part of structures and landscape on or within the site when undertaking any construction works.

Level 3 Building Recording

Prior to the commencement of any works of demolition, repair or otherwise, a Level 3 Building Recording Survey, as defined by Chapter 5 of 'Understanding Historic Buildings A Guide to Good Recording Practice' by Historic England - (<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>) - is to be undertaken and submitted to the Local Authority for approval.

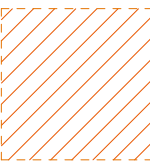
BAT NOTES AND METHODOLOGY

- A. There are known bats in the roofs of Pond Cottage. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
- B. All British bat species and their roosts (occupied or not) are legally protected.
It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines and imprisonment. Any involved individual or company could be held liable.
- C. All work carried out where bats are or have been found to be present must be supervised by and carried out to the satisfaction of the retained bat expert.

DRAWING TERMINOLOGY NOTES

- A For drawing terminology notes refer to drawing 2080 03 HIR A DR 01139.

KEY



Undertake demolition works in accordance with 'Demolition Notes' to left of page. Existing wall junctions to be made good to allow for new construction abutments as necessary

General Notes

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

All details are to be read in strict accordance with GA drawings and construction notes

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

SERIES		PLANNING	
SUITABILITY		S2 - ISSUED FOR INFORMATION	
REV	DATE	NOTE	
P1	14/08/2023	Drawing reconfigured for Planning	

Hiraeth.

job number

Zone

2325 03

Neath Port Talbot CBC

Gnoll Park Estate

Demolitions:

Ground Floor Plan

Pond Cottage

Scale 1:50 @ A1, 1:100 @ A3

Date

07/23

02920 025814 | office@hiraetharchitecture.co.uk

The Mallings | East Tyndall St | Cardiff | CF24 5EA

UPRN	Zone	Originator	Role	Type	Sht number	S Code	Rev
2080	03	HIR	A	DR	01133	S2	P1

do not scale from this drawing

| all dimensions to be verified on site

| notify architect of all discrepancies

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