

DRAWING NOTES

1. Clean Existing Stone Steps and Apply Slip Resistant Seal:
Clean all existing stone steps of all moss, oil, grease, stains, dirt and dust, including etching of finished floor surface as necessary.

Apply breathable sealer in accordance with manufacturer's specific application guidelines, and incorporating slip resistant additive. Allow for two thin coats of sealer, ensuring the sealer doesn't puddle or form uneven, thick areas.

2. Preparing Underlying Masonry for Inspection and Repair as Necessary:
The high perimeter walls to the Ruins create a positive ecological habitat due to existing vegetation, including climbing ivy. However, this is likely to be concealing underlying issues with the masonry which require investigation. In order to facilitate this, remove dense arboreal growth to the ivy to uncover enough of the structure for inspection. Allow for a section 1m wide to the full height of the wall. If the ivy is particularly dense, additional removal may be required in order to assess. Once the structure is visible, assess the ivy and the underlying masonry in order to investigate the root structure to see whether 'true roots' have formed, which have the potential to cause structural damage. The ivy and underlying structure should be assessed against the following lists and the appropriate methodology followed, dependent on the outcome of the investigations:

1. Complete removal is necessary if any of the following are present:
- Where the ivy is rooted into the structure. This may be obvious if the main stem originates from the wall, or closer inspection may be needed where the main ivy stem is rooted into the ground but has also sent 'true' roots into the structure.
- Where ivy stems are growing within the core of a wall, or through cracks/gaps/ holes within the wall.
- Where ivy stems are utilising channels between bricks or stones, either caused by mortar erosion or building design with stones set forward of mortar joints
- Where stems are growing around or over protruding stones such as capping stones.
- Where stems are growing between faults, cracks or similar defects in a structure, even if still clearly only rooted into the ground.

If any of the above scenarios are found, the ivy should be fully removed, following the methodology as set out by the acting ecologist for the works. Once complete, new ivy stems should be planted at the base of the wall to a density specified by the ecologist

2. Partial removal is necessary if any of the following are found:
- Where the arboreal (flowering) stems of ivy are growing outwards and rubbing against sections of the structure when moving in the wind.
- When the mass of ivy stems, particularly the arboreal stems, threatens to destabilise a structure.
- Where the ivy is encroaching on particularly vulnerable parts of a structure.

If any of the above scenarios are found, undertake partial removal of the ivy. Ensure the juvenile (climbing) stems are fully removed from the cutting point forwards to the growing tip to ensure the formation of 'true' roots are not encouraged. Any portion of stem left between the cut point and the growing tip may sprout 'true' roots and so it is important to ensure all cut elements are removed from site. The arboreal stems can be cut back to any point along their length and will regrow from this point. Any ongoing management of the ivy should also be carried out in this manner to ensure 'true' roots are not encouraged.

If the ivy is found to be growing over the structure and is not rooted into it, the ivy can be left as existing.

All other shrubs, plants saplings and any organic growth is to be removed from masonry, including from the tops of walls and within crevices. Care should be taken as loose stones are often encapsulated within the roots and branches of the shrub. These roots generally need to be cut back and treated with proprietary brushwood killer.

Larger shrubs and trees are to be given 'a hair cut' to reduce the weight of the shrubs and allow access to the root area. Root area should then be treated with proprietary brushwood killer. Careful attention should be paid to the integrity of existing stonework during this process. Where stones are loose or at risk of working loose and falling they should be wedged in place and subsequently re-bedded. The location of each individual stone is to be identified prior to removal to ensure the stone is replaced in its original position. Walls are to be repointed where distrubed during the process in a lime based mortar.

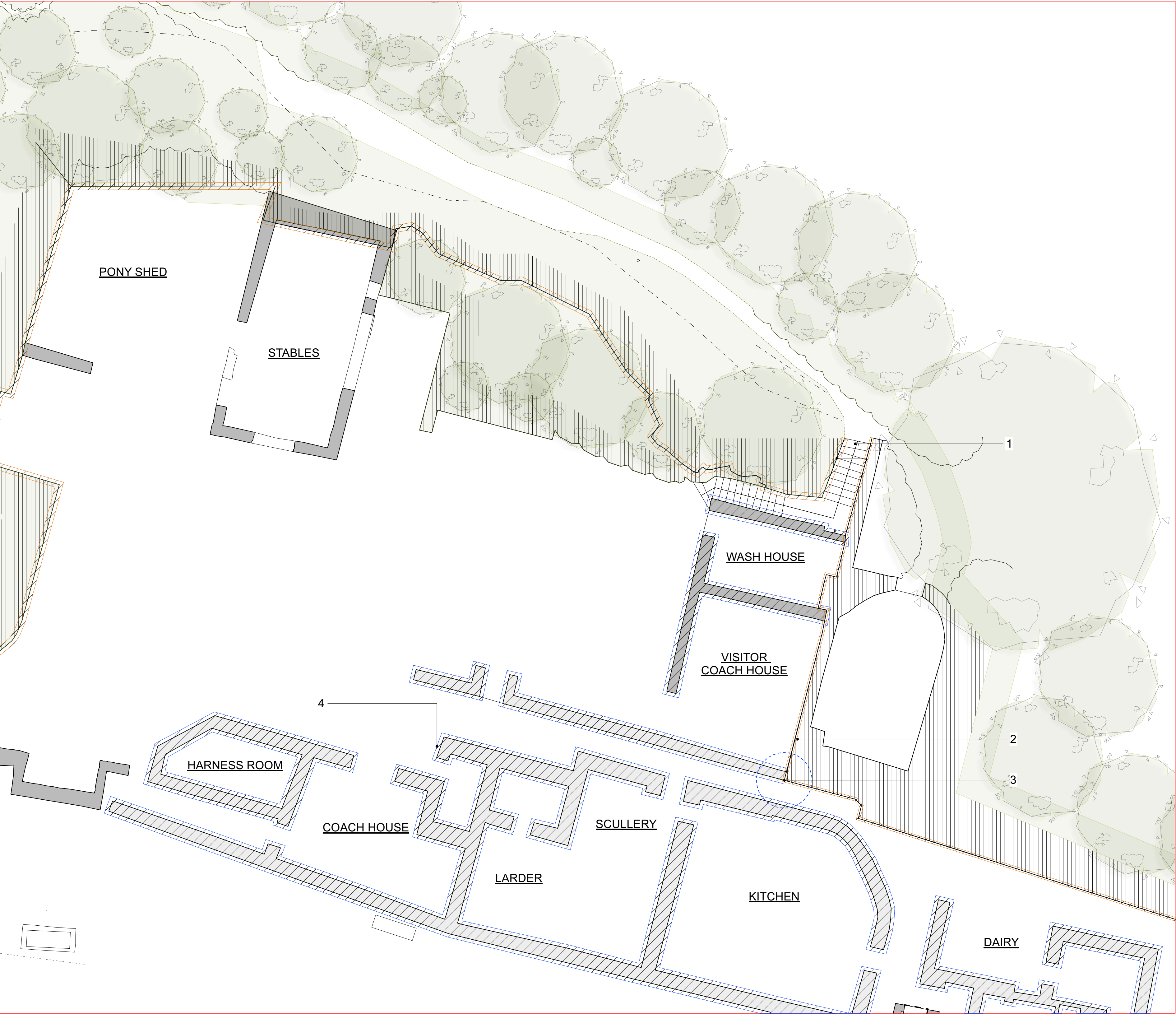
Allow for 80% of existing walls to be addressed to full height, including all necessary scaffold etc to provide safe access for the contractor.

3. Structural Repair:
Existing crack to masonry to be repaired in accordance with Structural Engineer details

4. Stone Wall Top Repairs and Consolidation:
The existing low level masonry is exposed to the elements. The walls are constructed of random rubble stonework. Tops of walls are generally stable but have been constructed in cementitious mortar with crazy paving over the top.

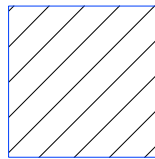
The crazy paving is to be removed. This is to be undertaken without damaging the arises of the masonry, therefore non-powered hand tools are solely to be used such as suitable jointing, plugging and toothed masonry chisels; hacksaw blades and bent spikes may also be used. Hacking hammers, cold chisels and mechanical aids are not to be used. The stone is to be set aside for reuse.

Tops of walls will be rebuilt using a combination of existing and new stone. The coursing of new work is to closely match that of the original stonework. Stones will be re-bedded, all joints being deep-pointed and finished, and the side walls rebuilt locally using a combination of salvaged and new stone. The walls will then be capped with a consistent depth of mortar, reflecting the existing profile. Allow for the following mix: 1 NHL5: 2½ well graded aggregate.



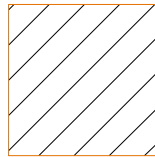
R 01132.01 GROUND FLOOR PLAN (2 of 2)
SCALE 1:100 @ A1, 1:200 @ A3

Key



Undertake consolidation of existing walls, and removal of friable stone, and stone repairs in accordance with note 5. Contractor to allow the following percentages:

Consolidation - nominal 30% of all walls to a height of 500mm including 100% of wall cappings
Removal of friable stone - Allow 50% of wall to be treated



Undertake investigation and appropriate treatment of ivy as outlined in note 2

See drawings 1140 and 1141 for further clarification on Consolidation and Removal of Friable stone/Ivy.

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.

BAT NOTES AND METHODOLOGY

1. There are known bats in the Gnoll house Ruins. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
2. 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.
3. 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.

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.

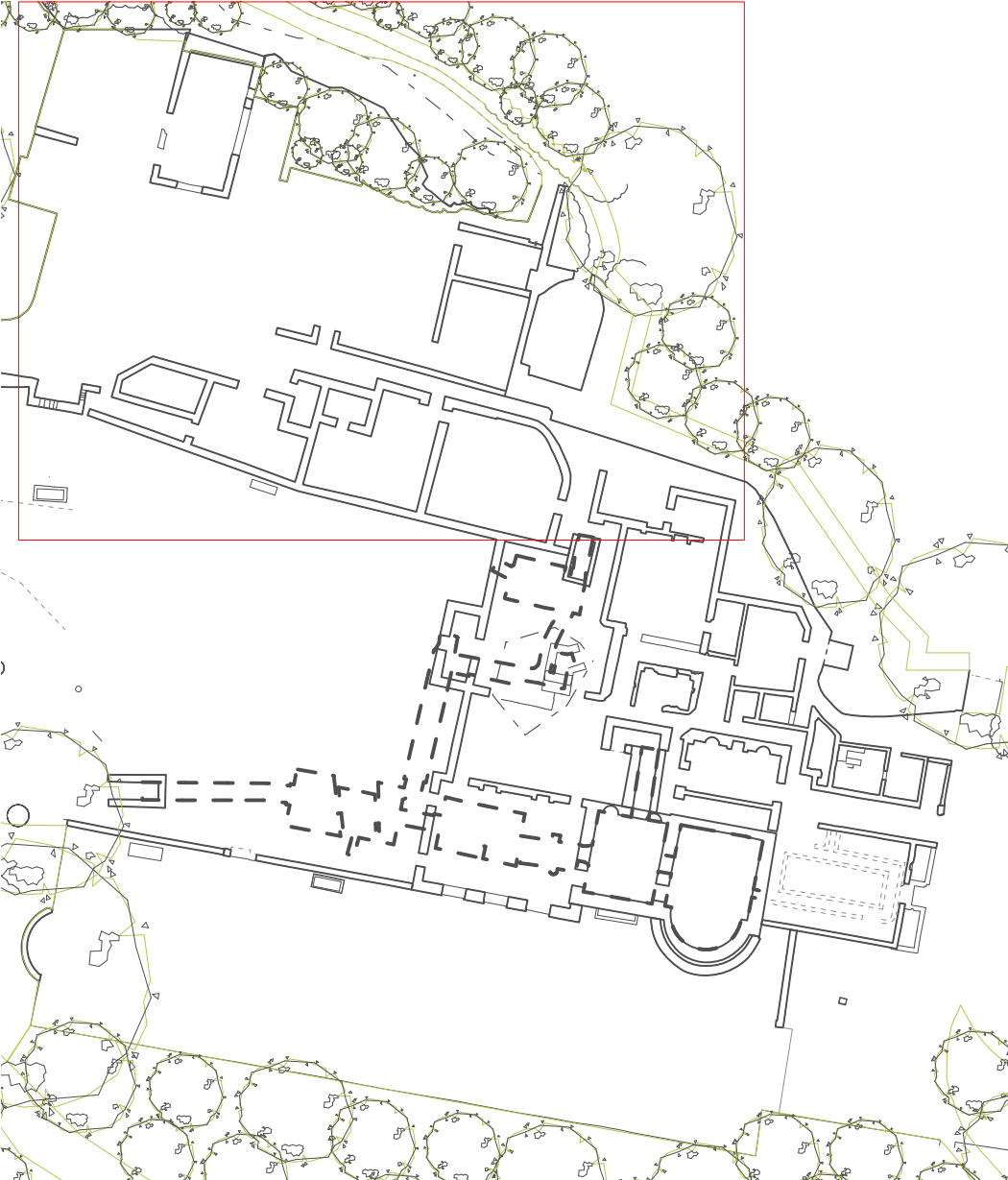
All details are to be read in strict accordance with GA drawings and construction notes

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.

Proposed structural design to read in conjunction with JUBB Engineering's information. Refer to JUBB Engineering's information for detailed design

Proposed drainage design to read in conjunction with JUBB Engineering's information. Refer to JUBB Drawing Z3157-JUBB-00-XX-DR-C-0503 and associated details

Proposed landscape design to be read in conjunction with Davies Landscape's information. Refer to Davies Landscape's information for detailed design



R 01132.02 SITE LOCATION PLAN
SCALE 1:500 @ A1, 1:1000 @ A3

SERIES		PLANNING	
SUITABILITY		S2 - ISSUED FOR INFORMATION	
REV	DATE	NOTE	
P1	23/06/2023		
P2	26/07/2023	Further information added	
P3	21/08/2023	Further information added	

Hiraeth.

2325 01

Andrew Scott Ltd

GNOLL PARK

Repairs:

Ground Floor Plan (2 of 2)

Gnoll House Ruins

Scale 1:100 @ A1, 1:200 @ A3

Date 06/23

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UFRN	Zone	Originator	Role	Type	Sht number	S Code	Rev
2080	01	HIR	A	DR	01132	S2	P3

do not scale from this drawing | all dimensions to be verified on site | notify architect of all discrepancies | copyright Hiraeth architecture