

DRAWING NOTES

1.

Demolition of Existing, Modern Metal Profiled Roof and Modern Stonework Structure:
Carefully remove existing modern, metal profiled roof and cart away.
- Existing walls below the roof structure are to be taken down in accordance with drawing 2080 01 HIR A DR 01131. All work is to be undertaken in accordance with the deomiltion notes below.
2.

Carefully remove existing herras fencing and cart away

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.

BENCH MARKS
- Unrecorded bench marks and other survey information: Give notice when found.
4.

FEATURES TO BE RETAINED
- General: Keep in place and protect the features as illustrated by the drawings
5.

LOCATION OF SERVICES
- Services affected by the Works: Locate and mark positions.
- Mains services: Arrange with the appropriate authorities for locating and marking positions.
6.

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.
7.

DISCONNECTION OF DRAINS
- General: Locate and disconnect disused drain connections. Permanently seal within the site.
8.

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.
9.

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.
10.

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.
11.

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.
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.

STRUCTURES TO BE RETAINED
- Parts which are to be kept in place: Protect.
- Extent of work: Cut away and strip out the minimum necessary.
14.

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.
15.

DANGEROUS OPENINGS
- General: Illuminate and protect as necessary.
16.

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.
17.

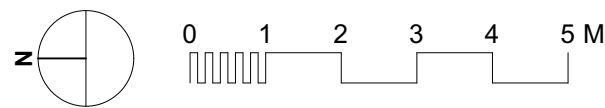
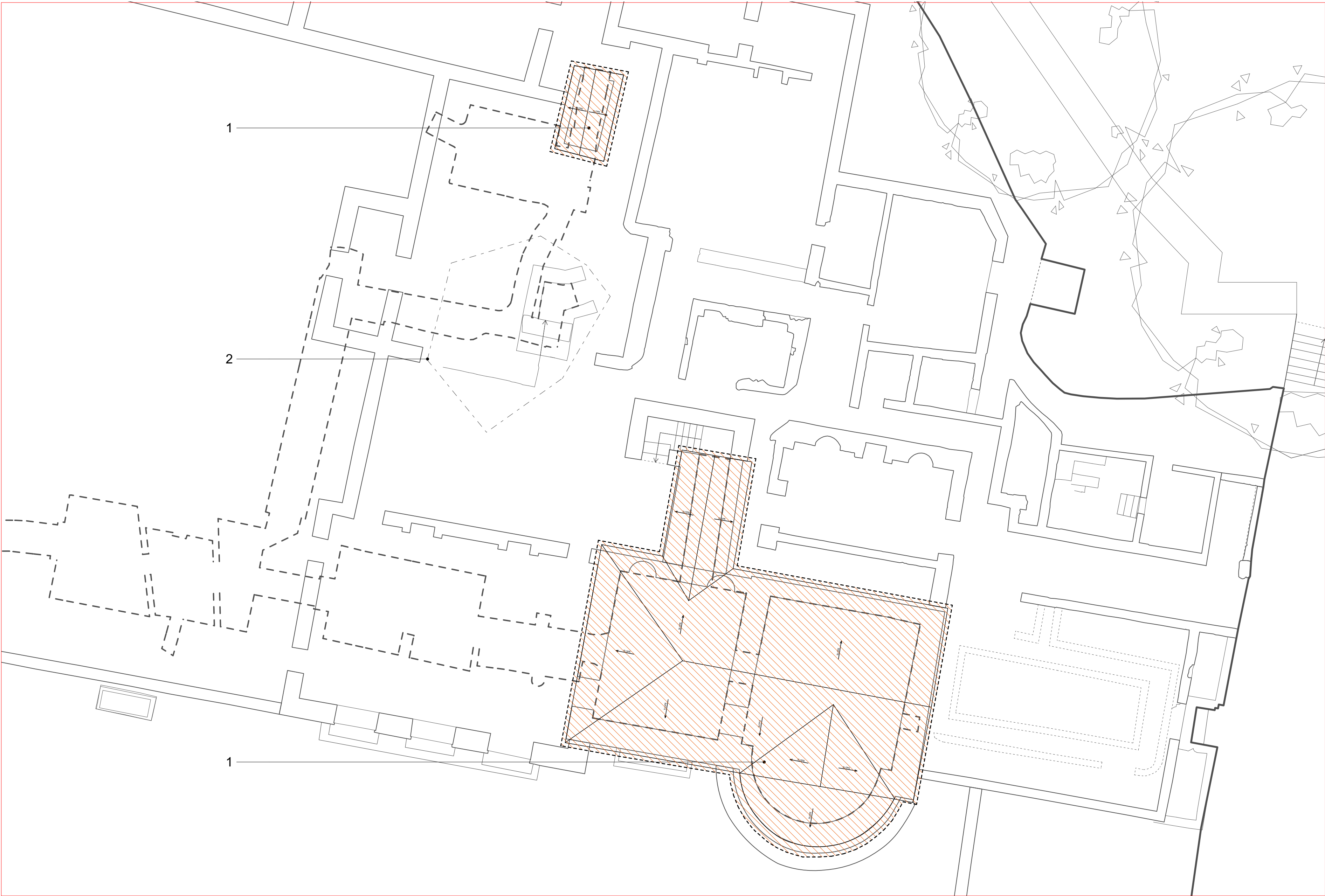
UNFORESEEN HAZARDS
- Unrecorded voids, tanks, chemicals, etc discovered during demolition: Give notice.
- Method for safe removal: Submit proposals.
18.

SITE CONDITION AT COMPLETION
- Debris: Clear away and leave the site tidy on completion.
19.

SITE LEVELS AT COMPLETION
- Levels: Grade the site to follow the levels of adjacent areas.
20.

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.
21.

RECYCLED MATERIALS
- Materials arising from demolition work: May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification.



R 01139.01 ROOF PLAN
SCALE 1:100 @ A1, 1:200 @ A3

Key:



Proposed Demolitions to be undertaken in accordance with Drawing Notes

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 01139.02 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

Demolition:

Roof Plan

Gnoll House Ruins

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

Date 06/23

02920 025814 | office@hiraetharchitecture.co.uk

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

UFRN	Zone	Originator	Role	Type	Snt number	S Code	Rev
2080	01	HIR	A	DR	01139	S2	P3

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