



Existing tree to be protected during works using appropriate fencing and root protection area must not be interfered with as per Arboriculturalist's Advice/TPP/AMS.

Existing building on site boundary to be protected using appropriate measures during all works.

Existing northern stone boundary wall to be retained and protected during works.

Existing buildings on site western boundary to be protected using appropriate measures during all works.

External groundworks demolition as required as per Civil Engineer's information to allow for required levels and ground stabilisation of proposed scheme.

Existing building to be demolished to allow for the construction of proposed housing.

Existing tree to be protected during works using appropriate fencing and root protection area must not be interfered with as per Arboriculturalist's Advice/TPP/AMS.

Existing tree to be removed - Subject to planning requirements and Arboriculturalist's advice.

All walls and fences within site to be removed.

Refer to C.E.'s drawings for exact location of existing services and details of any removal works to existing services. Any works to existing services to be co-ordinated and authorised by relevant authorities.

Area inaccessible on initial survey. Any unexpected conditions found during R+D survey / demolition works to be brought to architect's and project manager's attention.

Existing stone wall to be carefully removed and reinstated to suit proposed site access. Existing masonry to be carefully removed and stored for potential reuse across the site.

Existing tree to be removed - Subject to planning requirements and Arboriculturalist's advice.

Appropriate hoarding to be instated to site boundary of site prior to the commencement of any works.

Existing eastern stone boundary wall to be carefully dismantled and material safely stored for potential re-use throughout site.

Work to existing overhead utility connections to be assessed by relevant specialist and authorities prior to any relocation/removal.

Existing tree to be removed - Subject to planning requirements and Arboriculturalist's advice.

Existing tree to be protected during works using appropriate fencing and root protection area must not be interfered with as per Arboriculturalist's Advice/TPP/AMS.

Existing building on site boundary to be protected using appropriate measures during all works.

Existing council growing space to be protected using appropriate fencing during all works.

- KEY**
- Application Boundary (Approx 0.49 Ha.)
 - Existing Building
 - Element to be demolished
 - MH Manhole
 - GU Gully

HAZARDS KEY	
	Working at heights.
	Overhead cables
	Underground services (Refer to Civil Engineer's Info.)
	Contamination risk low. See Site Investigation Report.
	Roots within Tree RPA must be retained and protected.
	EI. Sub Station in close proximity. High Voltages.

- GENERAL NOTES**
- Refer to civil engineer's information for works to drainage, levels and services.
 - Existing condition on site must be verified before any works commence.
 - Existing drawings based on survey. Any discrepancies between survey and existing conditions must be brought to the attention of the architect immediately.
 - Contractor to be responsible for the security and safety of site during works.
 - Contractor to propose works area and agree with architect.
 - Demolition works indicated on drawings are approximate and contractor must co-ordinate demolition works with existing conditions and proposed scope of works including services.
 - Refer to specialist electrical, mechanical or water documents for the removal / capping of any existing services.
 - R+D survey to be conducted by qualified consultant prior to any demolition works.
 - If hazardous materials are encountered during demolition operations, comply with applicable regulations concerning removal and handling.
 - Contractor to ensure all relevant HSE guidance is followed by any person on site.

Demolition Works Site Plan

1 : 200



1 : 200

Technical Drawing	2024	10	05
Revision	01	10	05
Author	Jon James	Client	Caerphilly Council

Jon James studio
ARCHITECTURE

Caerphilly Council
Brookland Rd

Demolition Works Site Plan

Scale	1 : 200 @A1
Job No	1053
Project Code	GF05
Drawing No	PL 050
Rev	B
Stage	RIBA Stage 2