Rev. P6 29.09.2025 Planning Application - Dormer Amendment

SHWILKINSON
Architects Limited

PLANNING USE ONLY

GENERAL NOTES

Project Preparation
Prior to commencement of works contractor to carry out full structural and drainage investigations to confirm;

-load bearing properties of building to allow changes to the layout
-drainage runs, invert depths and condition to allow adjustments to drainage for new layout.

-Contractor to liaise with approved building inspector prior to commencement of works

Provide suitable mechanical extractor ventilation to Utility, WC and kitchen area to approved document requirements.

Provide interlinked smoke and heat detection to areas as identified.

Structural Engineer to provide calculations to enable structural changes to the building.

GENERAL NOTES

Demolition
• Demolition works, where there is a likelihood of damaging tree, will be undertaken using a 'top down, pull back ' technique. This will minimise the potential of physical harm to retained trees.

• Where levels of dust build-up on trees are likely, remedial measures will be undertaken, e.g., hose down the trees immediately following any significant accumulation of dust.

• Care must be taken to avoid physical contact with the canopies of trees during the demolition works. A banksman will be used where such conflicts could occur.

• If localised pruning is required, the LPA Tree Officer shall be contacted, and the scope of works agreed in writing.

• If an excavator is to be used it must be situated outside of the Root Protection Areas (RPAs), on top of the hard surfacing working away from the RPAs or from ground boarding. If it is likely that there will be any collapse of the soil within the rooting environment excavation is to be stopped immediately and the trench is to be shored up to prevent loss of the rooting environment.

• If roots are found they are to be covered over with damp Hessian and a layer of either sharp sand, wood chip or topsoil to prevent desiccation.

• Severance of roots over 25mm diameter should be avoided unless advised by the retained Project Arboriculturist. Secateurs and a handsaw must be available to deal with any roots that are exposed. Where roots will remain exposed for any period of time the roots must be wrapped in Hessian sacking for protection.

GENERAL NOTES

Construction
• No materials that are hazardous to tree health, such as oil, bitumen, or cement, should be stored within the Root Protection Area (RPA) of the tree(s). Whenever possible, this protected area should be extended to 10 meters from the RPA.

• In situations where there is a risk of polluted water runoff affecting the tree root RPAs, heavy-duty plastic sheeting and sandbags must be used to contain any spills and prevent contamination.

• Fires must not be lit beneath the foliage or in locations where flames could reach within 5 meters of the foliage, branches, or trunk of the tree. If a fire is large, it may be necessary to maintain a distance of at least 20 meters.

• The storage of machinery, equipment, and construction materials should occur outside of tree RPAs, preferably at least 10 meters away from the tree's stem.

• Concrete mixing and washing should not take place within 10 meters of any retained trees.

• Trees that are to be preserved must not be used as anchor points for any equipment. Notice boards, telephone cables, and other services should not be attached to any part of the retained tree.

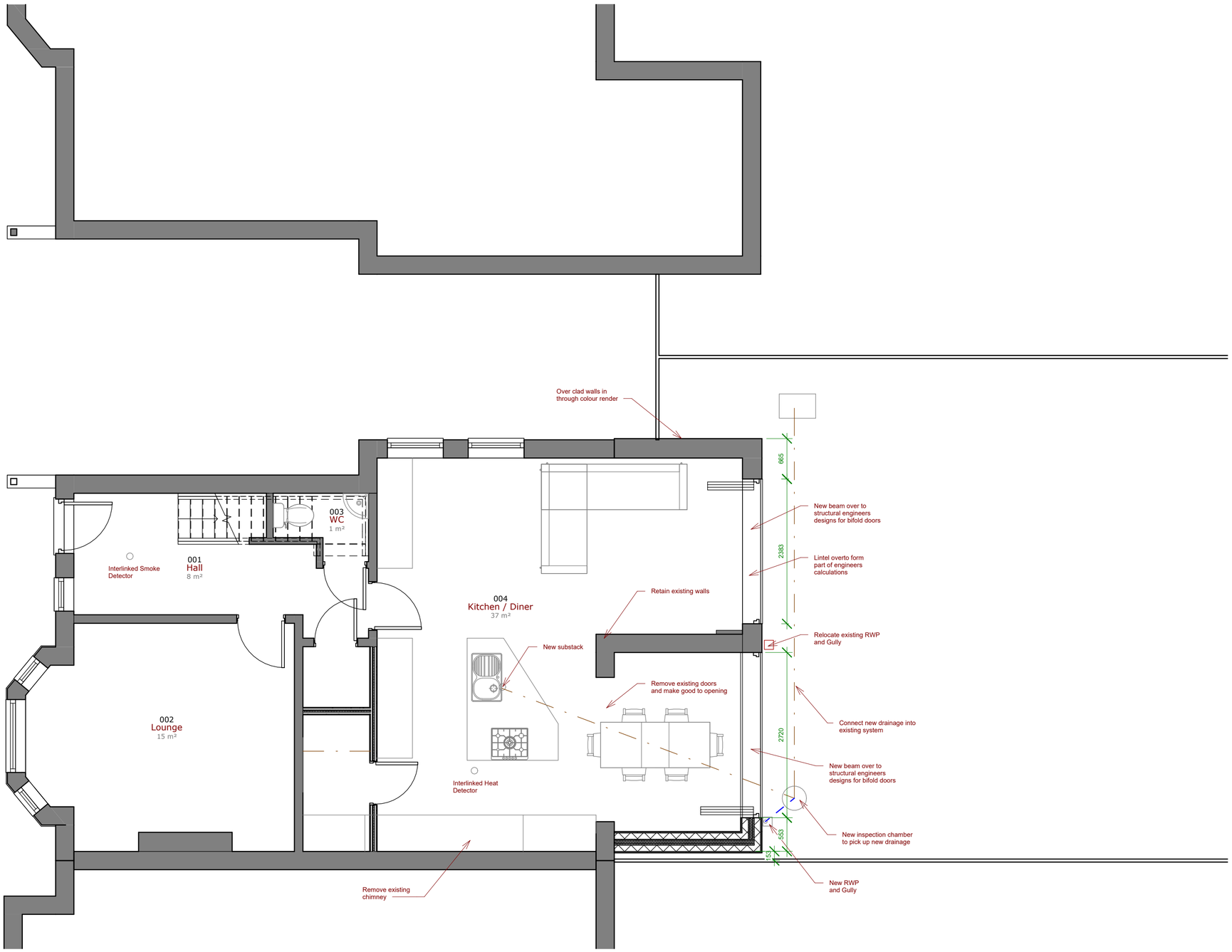
• Care should be taken when using cranes or other equipment near the canopy of the retained trees.

BUILDING REGULATIONS - GENERAL NOTE

THESE DRAWINGS HAVE BEEN PRODUCED FOR STATUTORY SUBMISSIONS.
THE ARCHITECT HAS BEEN APPOINTED AS DESIGN AGENT **ONLY** FOR THE DESIGN STAGE WORKS.

APPOINTMENT AND CONFIRMATION OF;
- PRINCIPLE CLIENT
- PRINCIPLE CONTRACTOR
- PRINCIPLE DESIGNER (FOR BUILDING REGULATIONS ONLY)

TO BE CONFIRMED IN WRITING DIRECTLY BY THE REPRESENTATIVES TO BUILDING CONTROL **BEFORE** COMMENCEMENT OF WORKS.



SCALE 1: 50 @ A2 Unit of Measure m
0 0.5 1 1.5 2 2.5

Client
Eglese

Project Number
22125

Drawing Scale:
1 : 50 @ A2

Drawing Number / Title
103 Proposed Ground Floor

Project
4 Orchard Road East

RIBA
Chartered Practice

Website: www.shwilkinson.co.uk
Email: scott@shwilkinson.co.uk
Tel: 01942 538 533
Mob: 07809 373 066
Address: 6 Dale Lee, Westhoughton, Bolton, BL5 3YE

Notes: Issued for Planning Use Only, use figured dimensions only. All dimensions to be verified on site, prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.
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