

Provide and install new recessed service covers which are to be POP UP POWER SUPPLIES 'In-Ground' units or similar approved system to accommodate mains power and switchboard for new external lighting - Refer to specification.

Provide and install 3 No. outdoor recessed LED deck lights to memorial plinth and wheel with adjustable angle. LED lights are to be set at approx. 30 degrees with a maximum output of 680 lumens. Provide conduit and mains supply as required back to the existing mains power.

Where identified on plans and sections provide and install new BROXPAP Milton Display case or similar to be approved by the client. Provide and install foundations as indicated on drawing 2431-AL11 and to the satisfaction of the building inspector.

Proposed relocation of existing Rose garden memorial stone is to be agreed on site and to the approval of the client. Prior to the start of works on site, remove and set aside for reuse.

Provide and install new BROXPAP 'BX 2026 Central station' benching with mining wheel detail at ends to suit the existing on site. Install concrete base to suit dimensions as indicated on drawing 2431-AL11.

To existing below ground traffic signal control duct and cover include for identifying and adjusting the existing supply and conduits to suit new block paving finish. Provide and install new recessed cover to accept new herringbone paving - Refer to specification.

Provide and install 1200 x 1200mm BROXPAP 'Sunburst' tree grille, tree pit and edging block details to suit semi-mature trees to the approval of the client. Excavate to a minimum depth of 600mm and install polymer root protection of 400mm.

To existing walls identified on plans and elevations, include for taking down existing brickwork walls and replace with new IBSTOCK 'Brunswick Red' to suit all new external walls - Refer to specification.

Existing flag pole is to be relocated as identified on plan. Provide and install foundations as indicated on drawing 2431-AL11.

Provide and install new HARRISON 8 meter tall glass fibre commercial flag pole in accordance with the manufacturers written specification. Provide and install new foundations as indicated on drawing 2431-AL11 and in accordance with the flag pole manufacturers details.

Include for removal and setting aside existing timber planting boxes. Following the completion of works, planting boxes are to be relocated to areas shown thus on plans.

Include for taking down existing radial brickwork piers, concrete capping profiles and cast iron railings. Provide and install new specialist radial header bricks which are to be IBSTOCK RD.1.1 in 'Brunswick Red' or similar approved to suit all new external walls and to the clients approval - Refer to specification.

Prior to the start of works on site, existing Rose garden memorial stone is to be removed and set aside for reuse. New location is to be agreed on site and to the approval of the client.

Provide and install 1200 x 1200mm BROXPAP 'Sunburst' tree grille, tree pit and edging block details to suit semi-mature trees to the approval of the client. Excavate to a minimum depth of 600mm and install polymer root protection of 400mm.

To existing walls identified on plans and elevations, include for taking down existing brickwork walls and replace with new IBSTOCK 'Brunswick Red' to suit all new external walls - Refer to specification.

Provide and install new BROXPAP 'BX 2026 Central station' benching with mining wheel detail at ends to suit the existing on site. Install concrete base to suit dimensions as indicated on drawing 2431-AL11.

Specialist Radial stretcher brick is to be IBSTOCK RD.2.3.1 in 'Granplain Red' or similar approved to suit standard bricks and brick slips as specified elsewhere and to suit 1125mm outer radius. Refer to Ibstock radial brick details.

To where new below drainage channels are to be installed on site, allow for locating and connecting into the existing surface water drainage system. All works and alterations are to comply with Approved Document part H and to the satisfaction of building inspector prior to covering up.

All items shown thus on plans are to be demolished and cart away all debris from site.

Existing notice board is to be relocated. Prior to the start of works on site, remove and set aside for reuse. Provide and install foundations as indicated on drawing 2431-AL11.

To where new below drainage channels are to be installed on site, allow for locating and connecting into the existing surface water drainage system. All works and alterations are to comply with Approved Document part H and to the satisfaction of building inspector prior to covering up.

To where temporary christmas tree support fixing is to be installed, provide and install NAL non-illuminated retention socket system or similar approved in accordance with the manufacturers design and specification.

Proposed GA Plan
1 : 50

To existing side ramp, include for adjusting the run towards rear car park. Extent and length of ramp is to be ascertained on site to suit existing levels. Maximum length of ramp is to suit Approved Document Part K.

Existing drainage covers are to be located on site prior to the start of works. Include for raising cover levels to suit new block paving and make adjustments to all existing drainage and mains power to suit works as specified elsewhere.

All items shown thus on plans are to be demolished and cart away all debris from site.

To area seven, make good to existing surfaces and paving to suit new block paving and alterations to the existing ramp. Scarify and adjust levels to run towards new drainage channel.

To new solid brickwork wall, include for fixing down existing decorative cast iron railings above new precast concrete copings. Fixing details are to match the existing. Make an allowance for drilling inserts to suit existing post centres and provide grouting to match surface colour.

Provide and install new solid brickwork wall in accordance with WT1 specification and to suit existing access ramp. Remove all existing planting and deleterious material and cart away debris from site.

To where new drainage channels are to be installed on site, allow for locating and connecting into the existing surface water drainage system. All works and alterations are to comply with Approved Document part H and to the satisfaction of building inspector prior to covering up.

Provide and install new MARSHALL 'Drexus' slot drain suit proposed wall construction and setting out - Refer to specification.

Provide and install new solid brickwork wall in accordance with WT1 specification. Foundations to all external walls are to be installed as indicated on drawing 2431-AL10.

Include for relocating existing electric meter and adjust conduits to suit once location has been agreed on site. Construct new housing to suit the existing dimensions - Refer to specification.

Provide and install new solid brickwork wall in accordance with WT2 specification. Foundations to all external walls are to be installed as indicated on drawing 2431-AL10.

Existing lamp post is to be retained and protected during the works on site.

Include for relocating the existing memorial wheel above new slate topped plinth. Memorial wheel, hungs and other items are to be protected during the works and relocated once memorial plinth has been constructed - Refer to specification.

All items shown thus on plans are to be demolished and cart away all debris from site.

Existing notice board is to be relocated. Prior to the start of works on site, remove and set aside for reuse. Install foundations as indicated on drawing 2431-AL11 and to the satisfaction of the building inspector.

New herringbone block paving is to be BRADSTONE 'Driveway' in red to the clients approval. Setting out is to be agreed on site and to suit wall positions, planting grilles, drainage channels, drainage covers and service ducts on site - Refer to specification.

Existing drainage covers are to be located on site prior to the start of works. Include for raising cover levels to suit new block paving and make adjustments to all existing drainage and mains power to suit works as specified elsewhere.

Provide and install 3 No. new recessed LED inset ground lights to suit Staffordshire coal seam block paving detail and setting out. New lighting are to be trosted with a maximum output of 45 lumens.

Provide and install 1200 x 1200mm BROXPAP 'Sunburst' tree grille, tree pit and edging block details to suit semi-mature trees to the approval of the client. Excavate to a minimum depth of 600mm and install polymer root protection of 400mm.

Provide and install new Staffordshire coal seam paving detail in BRADSTONE 'Driveway' in charcoal to the clients approval. Setting out is to be agreed on site to suit wall positions, planting grilles, drainage channels, drainage covers and service ducts on site.

Existing memorial tree, memorial plaque and protective railings are to be relocated to suit proposed works. Include for temporary guarding during works and formation of planting walls and raised planting beds.

Existing mains service box is to be identified on site and purpose is to be ascertained. Include for protection during works and make alterations to suit new lighting and below ground ducts as required - Refer to specification.

Include for taking down existing radial brickwork piers, concrete capping profiles and cast iron railings. Provide and install new specialist radial header bricks which are to be IBSTOCK RD.1.1 in 'Brunswick Red' or similar approved to suit all new external walls and to the clients approval - Refer to specification.

Provide and install new MARSHALL 'Drexus' slot drain suit proposed construction and setting out. Refer to specification.

Include for the removal of 2No. existing pedestrian bollards prior to the start of works and set aside for reuse. Provide and install 1No. BROXPAP 'Manchester' cast iron bollards of similar approved to match the existing size, colour and profile with gold banding and Staffordshire knot detail to match the existing on site. 3No. to be 'Standard Root fixing' bollards and 2No. to be 'Removable socket' for vehicular access. Provide and install foundations in accordance with the structural engineers design and calculations. Include for relocation 2No. existing pedestrian bollards as identified on plan.

Approximate location of the existing electric meter on site. Include for decommissioning existing mains electric and trace all below ground conduit supply. New location of electric meter is to be agreed on site and coordinated with M&E specification to suit works and alterations on site - Refer to specification.

Legend

New raised planting bed to areas shown thus (planting scheme is to be provided by Biddulph in Bloom).

Herringbone block paving to be installed to areas shown thus - Refer to specification.

Herringbone block paving to be installed to areas shown thus - Refer to specification.

Existing memorial trees - approximate locations are to be identified on site.

Relocated memorial trees - locations are to be agreed on site to the approval of the client and Biddulph in Bloom.

New recessed covers are to be POP UP POWER SUPPLIES 'In-Ground' or similar approved system - Refer to specification.

Existing walls shown thus.

Provide and install new external brickwork walls shown thus - Refer to specification.

Provide and install new MARSHALLS 'Drexus' slot drainage channel to areas shown thus - Refer to specification.

Items shown thus are to be demolished.

Site works boundary.

Existing drainage cover locations TBC on site.

Proposed drainage layout TBC on site.

Existing memorial trees to be retained for the duration of the works. Locations to be confirmed on site.

Existing memorial tree to be relocated to suit the proposed works. Exact location is to be agreed on site with Biddulph in Bloom and to the clients approval.

Dimensions TBC on site.

Object Key

Existing gully

Existing manhole

Existing bollards

Existing relocated memorial stone

Existing memorial tree

Existing electrical mains service box

Proposed inset ground lights

Electrical switchboard is to be relocated

Proposed fixed bollards

Proposed drop bollards

Proposed christmas tree support

Existing notice board

Existing traffic signal control duct and access box

Note: All existing survey information on drawings are provided by a third party and dimensions are to be checked on site. Any discrepancies are to be raised with CTD Architects at first instance.

0m 5m

18.10.24	LA	Updated works specification notes.
03.10.24	LA	Submission for Building Regulations
Rev	Date	Description

ctd architects	Clerk Bank House	ctd architects © 2024
	LEA	All dimensions to be checked on site before proceeding.
	Staffordshire	Contractor must notify the architect of any discrepancies before proceeding.
	ST13 9HE	Consent to publish drawings and drawings are for client's use only. Do not reuse without written permission from ctd architects.

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Client	Project	Alterations to existing building frontage	Job No.	2431	Rev.	B
Biddulph Town Hall	High Dn	1:50	Status	AL04	07/29/24	
	Title	Proposed GA Plan	Drawing No.			

architects | historic building advisors | project managers | landscape & urban designers