rain.

Management of the boxes:

Bat boxes: Once installed following the specification, they are to remain in situ and undisturbed in perpetuity. They are self-cleaning and do not require intervention. It is illegal for anyone without a suitable licence (issued by NRW), to interfere with a bat roost.

Bird boxes: Once installed following the specification, they are to remain in situ. Bird boxes should be cleaned out every 2-3 years, outside of the nesting bird season. Do not interfere with a bird box between the months of March- August inclusive, in case birds are nesting. Birds are starting to make nests earlier in the year and therefore extreme caution must be taken between January and February. Usually, the ideal time to undertake bird nest box maintenance is October. If in doubt, seek the advice of a suitably qualified ecologist.

T3 Approx 6M Tall Tree

T2 Approx 6M Tall Tree

2No. Beaumauris bat boxes or equivalent to rear of outbuilding.
Bat Box Specification. The bat boxes are to be sited between 2.5M and 5M on the building in a partially sunny location on the southern aspect. At this location, it is close to a line of trees, providing a flightline to the wider landscape.

Extended driveway to link to outbuilding

New garden retaining wall created to allow for level site

Approx 8000

Approx 2000

Approx 5285

External walls to be clad in oak/ brickwork, oak detailing proposed

Aluminium white or painted timber windows proposed

Approx 15000

Shower Room

Bar Area

Approx 2500

Approx 9000

Approx 4800

Office/ Gym

1400x1180mm

Pool Table 3600x4270

Proposed Rooflight

Aluminium white sliding doors or bifolding doors proposed

Canopy Overhang

-150mm step down

Canopy Overhang

Approx 525

Proposed Oak Framed Frontage to Office/ Gym

Extended patio area to link to outbuilding

ACO Drain to rear and side elevations of garage where 150mm difference between internal slab level and external ground level is not achieved. Setting out TBC on site.

Garage

Dark coloured garage doors proposed

Level access with ACO DRAIN to front elevation threshold. Suitable for vehicular loading.

Level access with ACO DRAIN to front elevation threshold. Suitable for vehicular loading.

Timber doors

-150mm step down and ACO Drain to side french door threshold and side elevation.

Approx 900

Approx 5800

TBC Approx 2400

Approx 3130

ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. LOW LEVEL GARDEN RETAINING WALLS MAY BE REQUIRED TO ACHIEVE DESIRED LEVELS

Topographical survey recommended to assist with accurate setting out on site.

ENSURE MINIMUM 1M CLEARANCE TO BOUNDARY FOR SIDE WINDOW TO SHOWER ROOM- if not, then relocate window to rear elevation.

Approx position of

Existing low level retaining wall to be removed and new garden retaining wall created to allow for level site

Site Plan (1:50)

CDM 2015 & Revelant Requirements

The proposals for this project as covered in this document and accompanying drawings have been created following the Relevant Requirements (Building Regulations), guided by the Approved Documents. In addition, these proposals are to be submitted to Building Control for approval prior to commencement of any works on site (developed further as required prior to submission). Any conditions or recommendations from Building Control are to be relieved or confirmed as far as practical prior to commencement of works on site unless they are conditions such as truss manufacturers calculations which can follow on as part of the ordering of such products. The clients have been made aware of their Duties to ensure all works conform with the Relevant Requirements and their Duties under the CDM2015 Regulations. The accompanying Pre-Construction and H&S Risk Assessment highlights remaining risks, the Contractor will need to supply the required Method Statements and Construction Phase Plan to ensure safe working. The above is how Scott Architecture has fulfilled the Pre-Construction Principal Designer Role in the creation of the proposed drawings and supporting information documents, working with specialists as required through the Pre-Construction Phases. Scott Architecture will not act as Principal Designer when construction commences, these responsibilities and duties must be fulfilled by the Principal Contractor.

Community Infrastructure Levy Forms to be completed and confirmation received from council prior to commencement that all required information has been received. If these forms are not completed prior to commencement then the Levy will become due and no relief will be possible.

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CLIENT: Mr & Mrs Worsnop

PROJECT:
2145- Higher Hall, Bowling Bank, LL13 9RT

DRAWING TITLE:
Proposed Plans 2

Scale: 1:50@A1

JOB No. 21110

DRAWING No.21110-PL-102

STATUS: PLANNING

REVISION	DATE
N	25.04.25
P	30.06.25

N

GENERAL NOTES

This drawing is the copyright of Scott Architecture Ltd. All dimensions and levels are to be checked on site. Do not scale. All errors and omissions to be reported to the architectural designer prior to commencement. This drawing must be read in conjunction with the relevant specification clauses. This drawing must not be used on site unless issued for construction. This drawing must not be used for purposes other than that for which it is provided. It is supplied without liability for any errors or omissions. All drawings subject to statutory authority approval.

CDM REGULATIONS

The contractor is responsible for informing the client, and for carrying out all measures necessary to ensure compliance with any relevant health and safety legislation, in particular the construction design and management 'CDM' regulations. Any discrepancies in the drawings should be reported to the architectural designer for decision.

STRUCTURAL INFORMATION

for all structural information refer to structural engineers drawings and details. drawings to be read in conjunction with all other specialist drawings all dimensions to be checked on site before works and fabrication of components commence.all discrepancies to be reported to the architectural designer at the first opportunity.

MATERIALS

All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant british standards and codes of practice. Any reference to an approved document in this specification relates to the relevant approved document of the building regulations. All work generally to be carried out in accordance with the building regulations and the satisfaction of the approved building control inspectorate.

All Dimensions and Levels to be checked on site