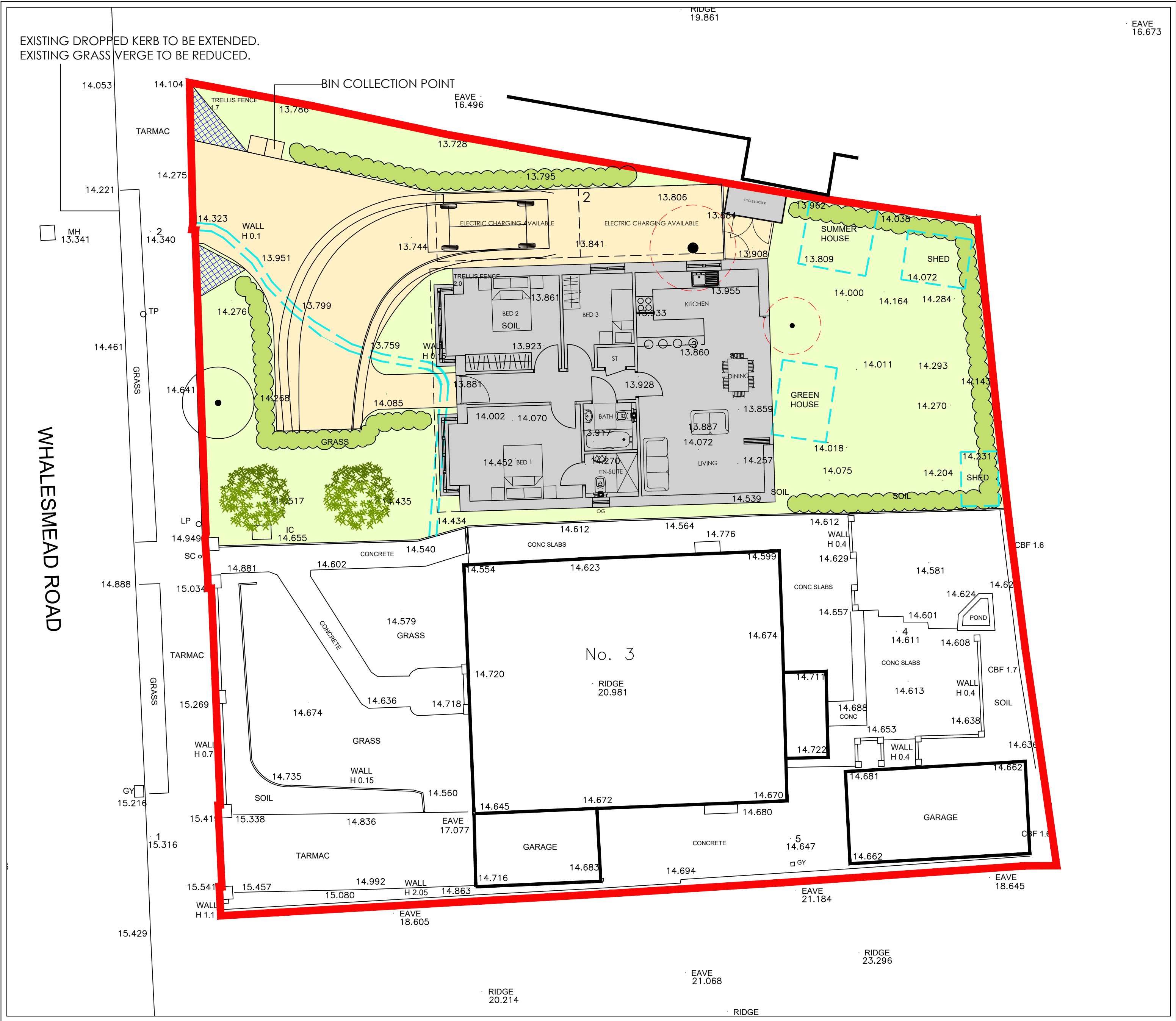
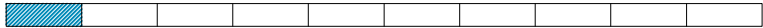
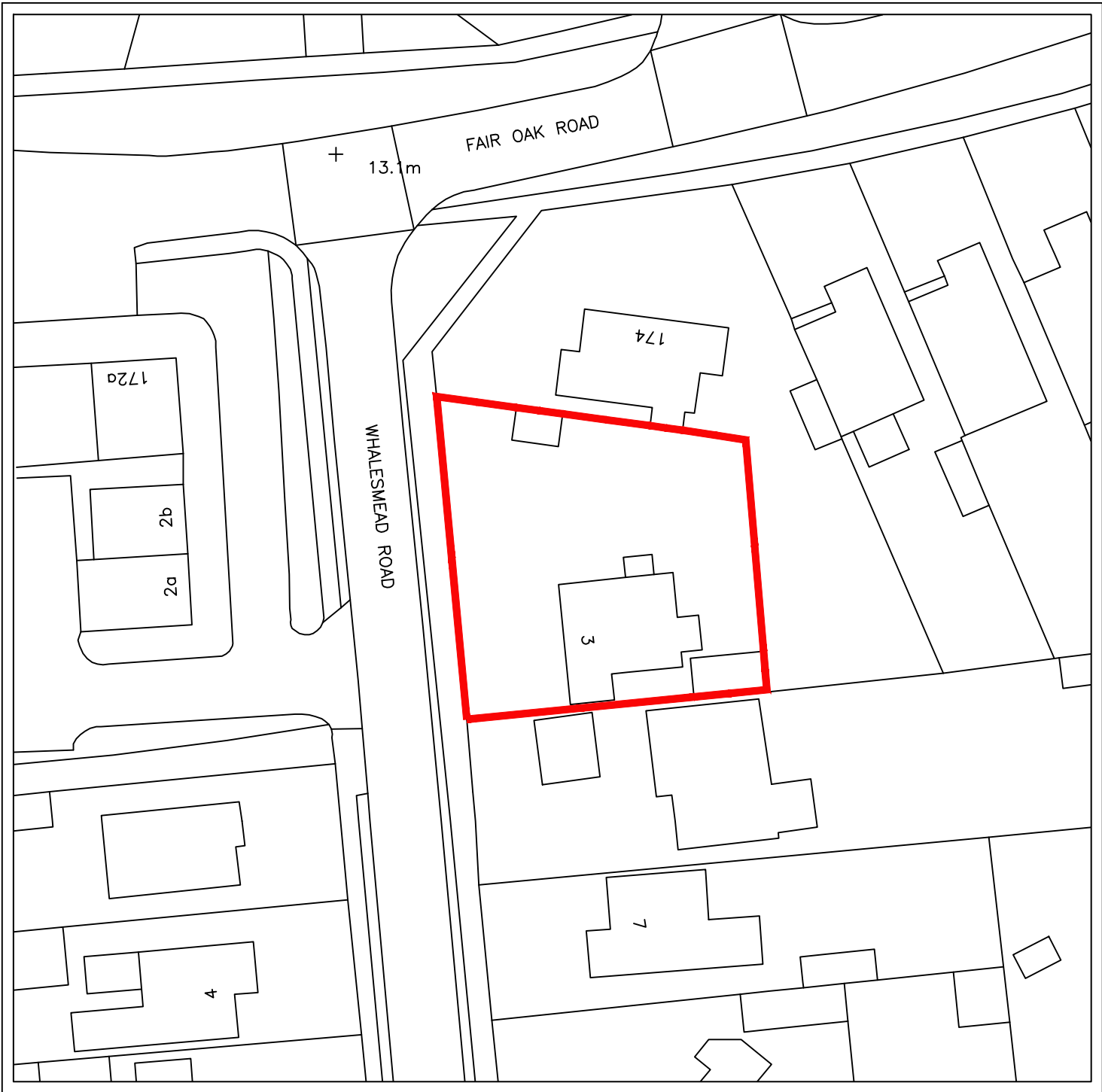


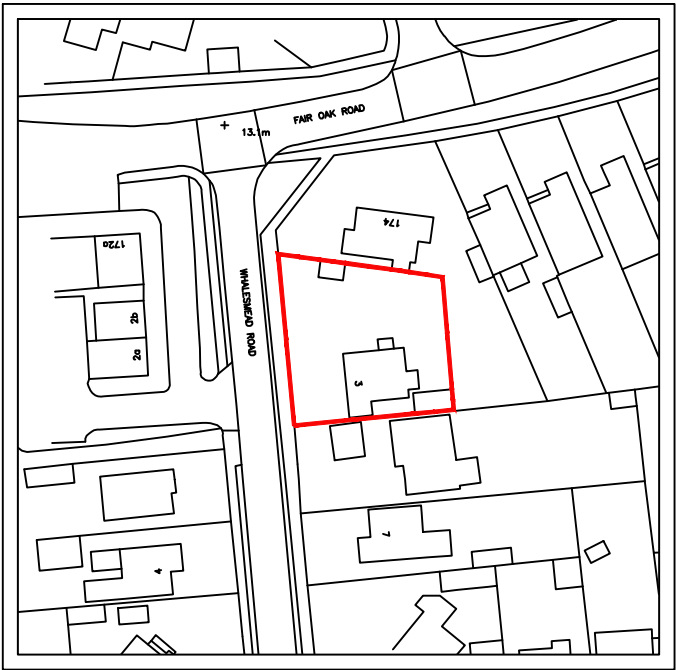
10m @ 1:100



SITE PLAN
SCALE 1:100
BASED ON TOPO INFORMATION



BLOCK PLAN
SCALE 1:500
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080



LOCATION PLAN
SCALE 1:1250
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080



CYCLE SHED
NOT TO SCALE

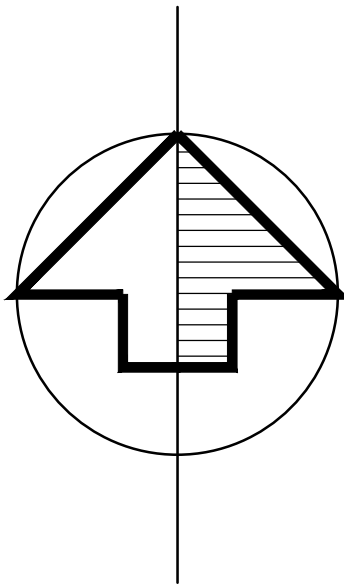
NOTES-PLANNING

rev-19-05-22

- The contents of this drawing are copyright.
- Planning drawings are only to be used for planning purposes & no reliance on compliance with building regulations should be assumed.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
- All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
- Star design to be independently checked by star fabricator for regs. compliance and stng. prior to construction/ ordering. Dimensions to be checked before fabrication.
- Modern waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
- A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
- We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
- We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be all A1 fire rated.
- We do not take any responsibility and do not carry any Pi cover in relation to any matter relating to the safety, Part 8 building regulations, BS 5991 for fire or wall, and drawings in any way form of the drawings/ report. All design/ details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of soluble floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

- SITE BOUNDARY
- TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- INDICATIVE PLANTING



SITE AREA: 0.07 HECTARES / 0.17 ACRES

3 BEDROOM BUNGALOW

2 X PARKING SPACES

2 X CYCLE SPACES

PROPOSED GIA ON SITE @ 83.2 SQM

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
3 WHALESMEAD ROAD,
BISHOPSTOKE,
EASTLEIGH,
HAMPSHIRE,
SO50 8HD.

SITE, BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked
date	OCTOBER 2023	drawn JA
9687 / 300		

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E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following:

GENERAL NOTES:

- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public, working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor, carrying out the next phase of works on this site.

INFORMATION

CDM - PRE-CONSTRUCTION INFO FROM CLIENT

CDM Information requested from client:
1) Topographical Survey

Outstanding CDM information remains as residual risk, please request ARC appendix C for full list requested.

DESIGN INFORMATION

Further design info to be provided at subsequent stages of design / building regulations process

CONSTRUCTION RISKS

WORKING AT HEIGHT

CONSTRUCTION ACCESS

LARGE / HEAVY GLAZING UNITS

FLAT ROOF ACCESS

Roof access for construction to be undertaken by specialist using specialist equipment, e.g. scaffolding, appropriately designed and installed man safe system by specialist designer.

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible

COMBUSTIBLE MATERIALS - FIRE RISK

Any combustible materials exposed in close proximity to a boundary are to be suitably protected to fire consultant requirement during construction and in use as per the "Pre-Construction External Fire Spread Assessment". Works to be identified in the construction phase plan (Where EWS1 is required an appropriately qualified and insured consultant should be appointed to advise on external facade materials).

UNKNOWN UNDERGROUND SERVICES

Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.

MAINTENANCE RISKS

CHANGING LIGHT BULBS

No lighting or electrical fixtures or fittings to be positioned above or close to double height space.

or

lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light lifting.

CLEANING WINDOWS

Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems.

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems where possible. Parapets and valleys to be accessed when required via scaffolding - to be assembled by a specialist.

IN - USE RISKS

GAS PRESENCE

Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY
Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.

TREE REMOVAL

Tree removal/ trimming works to undertaken prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.