

- 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.
- Contractor 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.
- Stair design to be independently checked by stair fabricator for rega. compliance and stng. prior to construction/ ordering. Dimensions to be checked before fabrication.
- MacIntosh waterproofing specialists (or similar company with relevant P1 insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or P1 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 areas of control for planning purposes.
- We do not take responsibility for meeting minimum space as set out 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 P1 cover in relation to any matters relating to the safety, Part 3 building regulations, BS 5991 for fire or EWS1 and drawings in no way form a fire strategy 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 the 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.
- EW1: 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 EW1's on buildings outside of the EW1 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) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

	SITE BOUNDARY		EXISTING TREES TO BE RETAINED
	TO BE DEMOLISHED		EXISTING TREES TO BE REMOVED
	PREVIOUSLY APPROVED SCHEME		INDICATIVE PLANTING
	EXISTING WALLS TO BE REMOVED		PROPOSED LEVELS
	PERMEABLE BLOCK PAVING		PART R CONNECTIVITY POINT
	5 X 5M PASSING		
	2 X 2M VISIBILITY SPLAY		

SITE AREA: 0.129 HECTARES / 0.320 ACRES

PROPOSED:
2 X 2 BEDROOM BUNGALOW @ 73.0 SQM / 786 SQFT
BUILT IN STORAGE PER UNIT = 2.04 SQM / 22 SQFTEXISTING TO BE DEMOLISHED:
3 X OUTBUILDINGS @ 49 SQM / 527 SQFT4 x CYCLE SPACES
4 x PROPOSED PARKING SPACES
4 x EXISTING PARKING SPACES

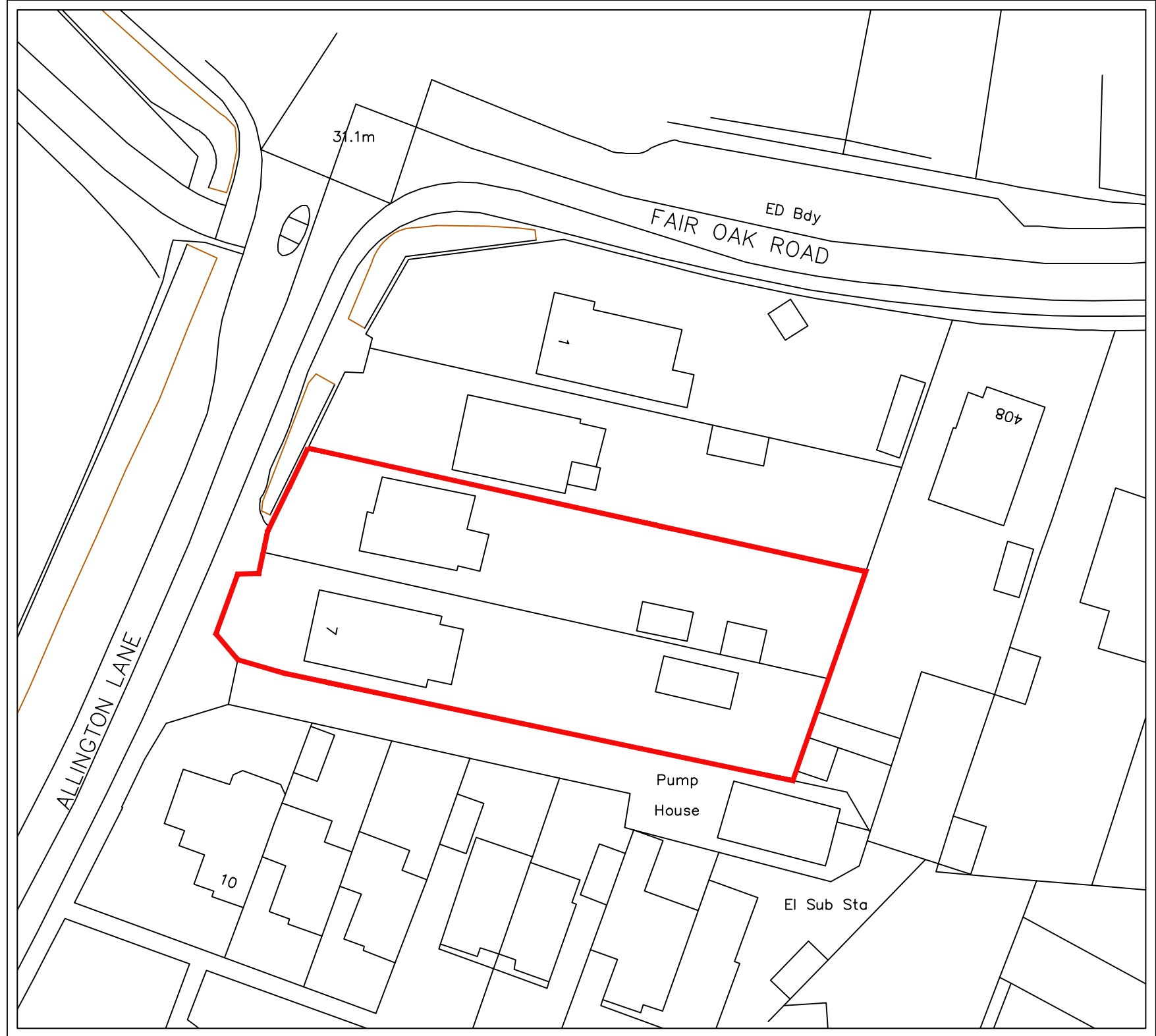
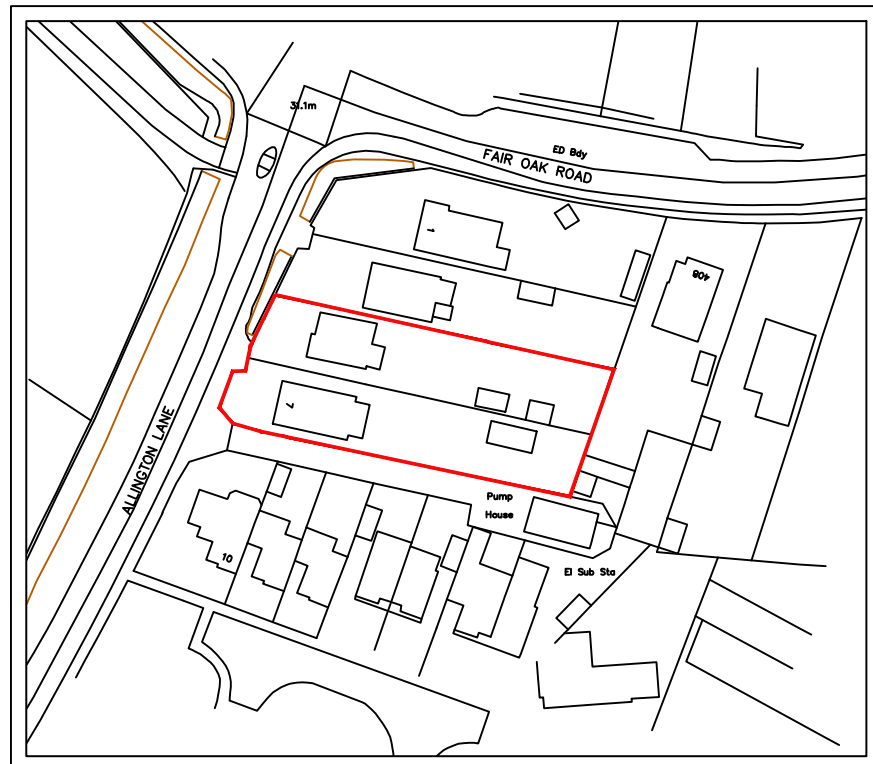
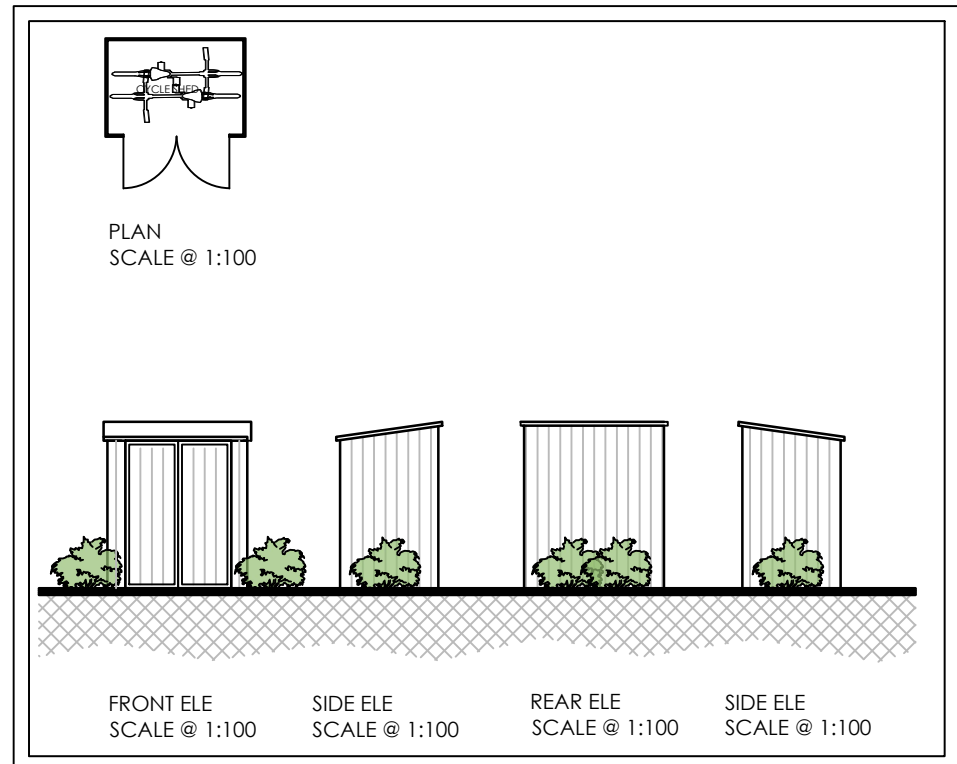
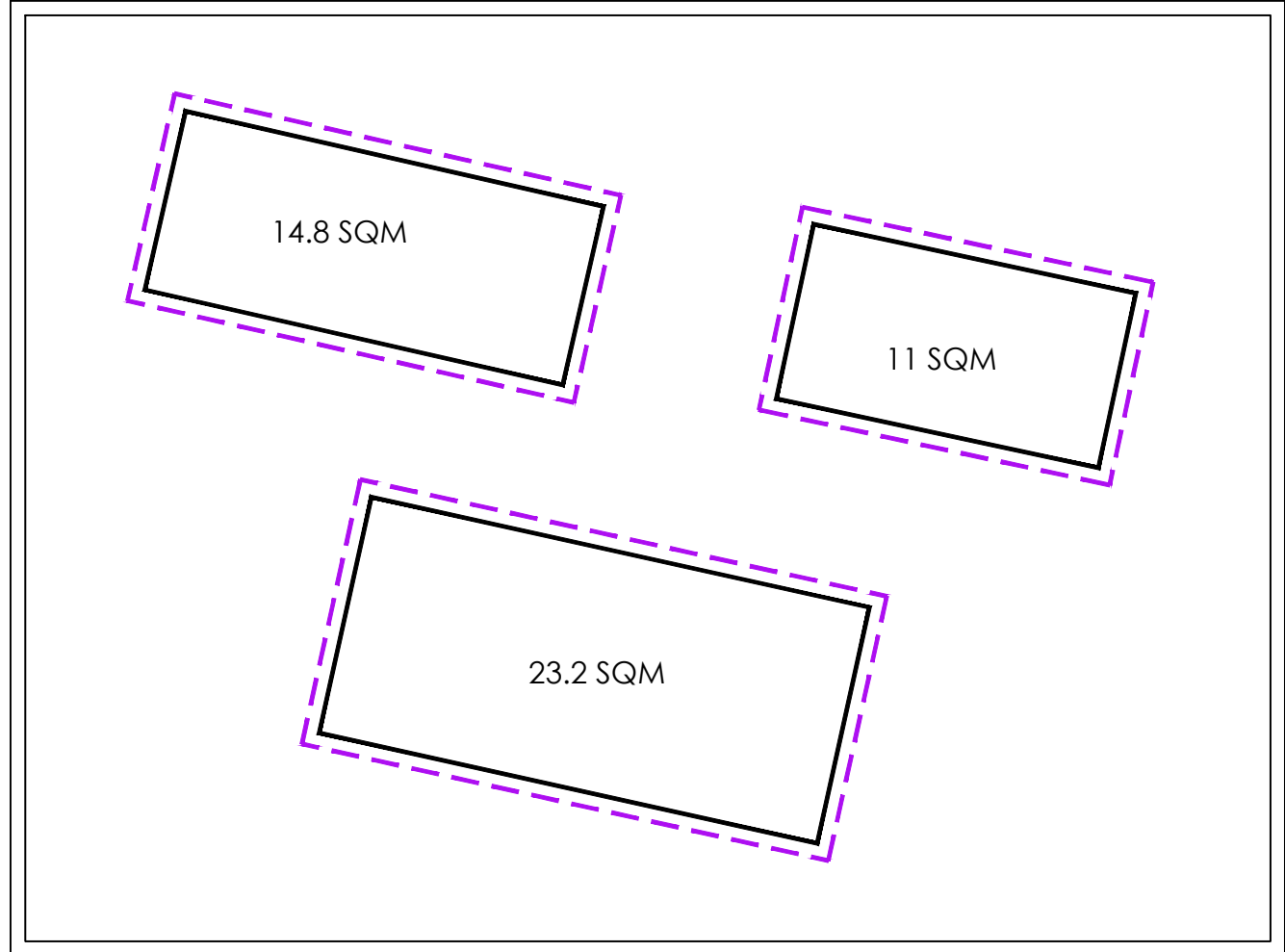
B.	SITE ACCESS AND BIN COLLECTION AMMENDED	13.06.2024	MC
A.	PART M AND BUILT IN STORAGE AMMENDMENTS	30.05.2024	MC
No.	Revision.	date	by

PROPOSED DEVELOPEMENT,
5 & 7 ALLINGTON LANE,
EASTLEIGH,
HAMPSHIRE,
SO50 7DA

SITE, BLOCK, LOCATION & BIKE STORE PLANS

scale	AS SHOWN @ A1	checked	//
date	MARCH 2024	drawn	MC
FB8570 / 300	A B		

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EPTel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.ukBLOCK PLAN
SCALE 1:500
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080LOCATION PLAN
SCALE 1:1250
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080BIKE SHED
SCALE 1:100
ELEVATIONS AND PLANEXISTING PLANS
SCALE 1:100 @ A1

SPRINKLER SYSTEM MAY BE REQUIRED

SITE PLAN
SCALE 1:200
BASED ON TOPOGRAPHICAL SURVEY

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:

- 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

MAINTENANCE RISKS

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.

CONSTRUCTION RISKS

- PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY
- LARGE / HEAVY GLAZING UNITS

* Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

PLACEMENT OF SUDS

When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

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

IN - USE RISKS

FLOOD RISK

SUDS plan to be designed at building regulations phase to provide excess surface water drainage

PLACEMENT OF ROOF FEATURES (SOLAR PANELS / AOV'S / PLANT ETC)

Positioning of roof features to be as remote from edge of building as possible

CONSTRUCTION ACCESS

PROXIMITY TO OVERHEAD SERVICES

Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

20m @ 1:1250

25m @ 1:500

10m @ 1:200

10m @ 1:100

