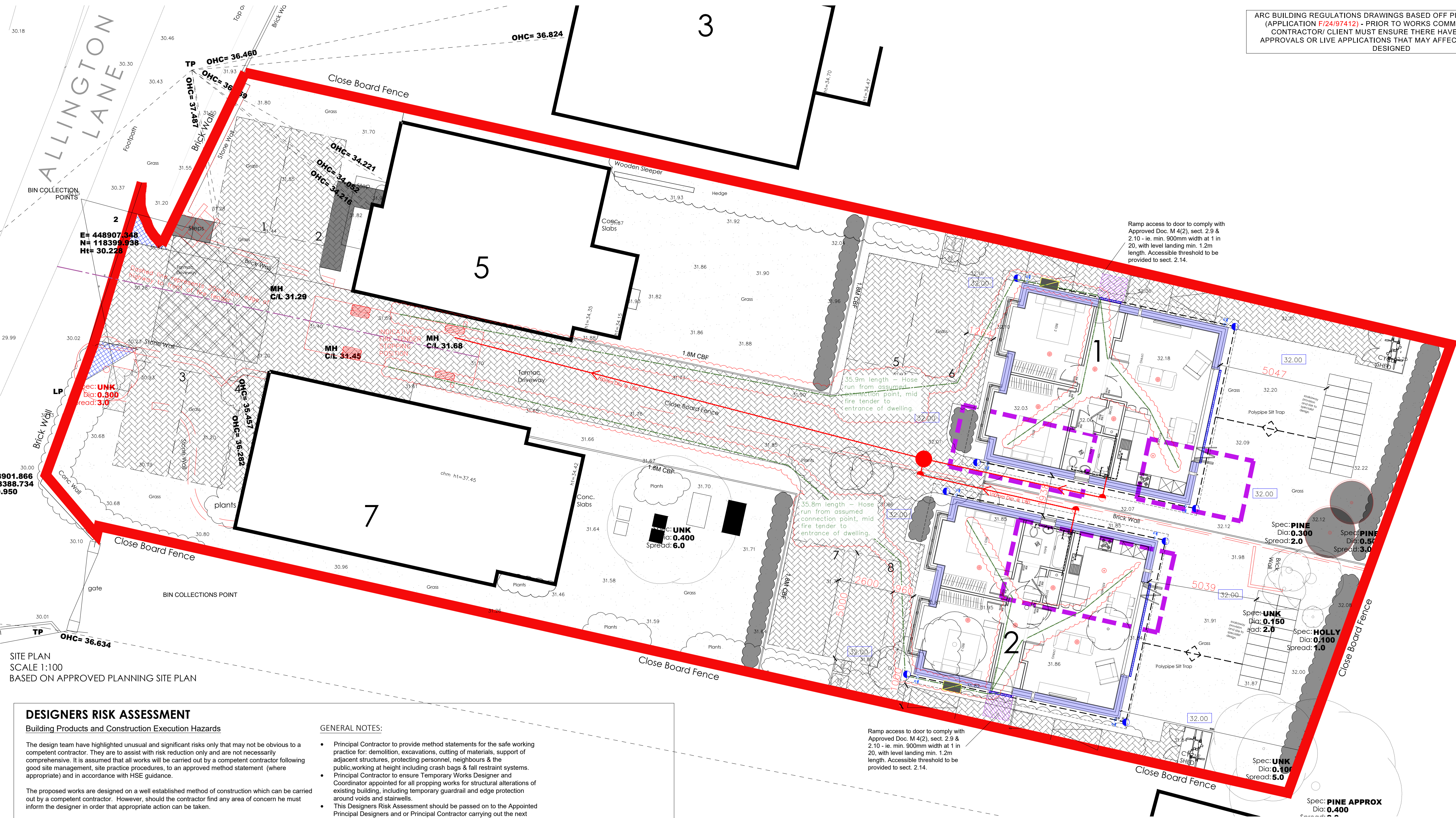




SITE PLAN
SCALE 1:100
BASED ON APPROVED PLANNING SITE PLAN

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	PRE-CONSTRUCTION INFO FROM CLIENT	DESIGN INFO
	Information received from client: 1) Topographical Survey Outstanding information remains as residual risk, please request ARC appendix B for full list requested...	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 - MANUAL HANDLING - USE OF MACHINERY - DUST POLLUTION - LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS	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 - DEEP GROUND EXCAVATIONS - STORAGE OF MATERIALS - STRUCTURAL STABILITY OF INCOMPLETE WORKS - BURNS - HEAT AND CHEMICAL 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. TEMPORARY GUARDING To be installed during construction to prevent falling on existing uneven and stepped terrain
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 fitting.	CLEANING GUTTERS Gutters to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems where possible.
IN - USE RISKS	SLIPPERY FLOORS (entrances / roof terraces) Non slip floors to be specified	
DEMOLITION RISKS	REFURBISHMENT AND DEMOLITION SURVEY Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.	- UNKNOWN OR UNIDENTIFIED SERVICES - MANUAL HANDLING - USE OF MACHINERY - DUST POLLUTION - LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS

ARC BUILDING REGULATIONS DRAWINGS BASED OFF PLANNING APPROVAL (APPLICATION F/24/97412) - PRIOR TO WORKS COMMENCING ON SITE, CONTRACTOR CLIENT MUST ENSURE THERE HAVE BEEN NO NEW APPROVALS OR LIVE APPLICATIONS THAT MAY AFFECT THE SCHEME AS DESIGNED

NOTES-REGS

- The contents of this drawing are copyright.
- Do not scale. Figured dimensions only to be used.
- Drawings must be read as a complete pack and not individually.
- We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
- A Building Regulation stage our instruction is only to gain a certificate of building regulations compliance from the clients chosen Inspector (LA or Private alternative)
- 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.
- Construction issue drawings are issued on the basis of conditional building regulation approval as our role is the production of building regulation drawings (outstanding building control points may still be required and requested through the build process. Our plans don't represent the full design package as other consultants plans, reports and designs should also be referred to a e.g engineer, fire consultant etc)
- ARC drawings should not be used as reference for any 3rd party design information, even if shown to ARC drawings. Latest revision direct from 3rd party should be cross referenced checked.
- "AS BUILT" drawings will only be issued upon request from the client/contractor. All information within as built drawings is to be confirmed and provided by the client/contractor. ARC Architecture do not perform regular site inspections to guarantee as built information and contractor or client must sign a letter from ARC to confirm compliance that our drawings are a true reflection of works undertaken.
- Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
- 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 regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked on site before fabrication.
- Macmillan 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.
- 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.
- We do not take responsibility for 3rd party consultants designs, reports or calculations in any way. All ARC drawings should be read in conjunction and cross referenced with 3rd party consultant information before purchasing any products or materials.
- FIRE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part B building regulations, BS 9991 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 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 unsure 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 B: BS9991: A 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 B & 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 saleable floor area and potential requirement for additional planning applications (this list is not exhaustive)

Drawing Status Legend:

- Preliminary - Plans issued for design comments/ reviews.
- Building Control - Building Regulations plans ready for submission to Building Control for review and conditional approval.
- Construction - Building Control conditional plan approval received (end of ARC's formal appointment). Can be used for construction/ manufacturing and production purposes but in no way constitutes a wholly comprehensive working drawing package.

CDM 2015/ H&S/ Design and Risk Assessment Information:
Please refer to (latest revision - see issue sheet) 9821/1001 Design and Risk Assessment provided with site plan.
Note: As of construction phase ARC's appointment as principle designer will cease and is handed over to client or contractor.
Windows forming the overhanging structure with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (AFD Q diagram 3.1).

SITE PLAN LEGEND

	SITE BOUNDARY		EXISTING TREES TO BE RETAINED
	TO BE DEMOLISHED		EXISTING TREES TO BE REMOVED
	PROPOSED LEVELS		INDICATIVE PLANTING
	PART B CONNECTIVITY POINT		

GENERAL NOTES

Foul drainage indicative only and subject to specialist design and specifications. Foul exits from internal SVP's shown but no termination point is currently known. Await further information from client/ contractor/ specialist. Connection to existing/mains foul to be agreed with local water authority and subject to their conditions. CCTV survey may be required to determine suitability of existing drainage. Levels TBC by contractor on site.

Soakaway or attenuated system subject to ground condition report and should be finalised by suitably qualified S.E. or drainage engineer. Position and size indicative only, if shown.

Hard landscape drainage assumed to be permeable, to be designed and agreed by specialist in accordance with Approved Document H3.

RADON Gas potentially present to geological location of site and membrane protection may be required - ground investigation suggested if not already carried out. Design to be by Visqueen or similar and installed by approved contractor to manufacturer specifications and instruction.

David Higgs (03332026800 or 07786682853) Technical support manager (South East and London) at Visqueen specified can specify compliant system.

SPRINKLER REQUIREMENT:

Unit 1
Total indicative hose run from fire tender to front door plus internal hose run is approximately 44.8m (Does not exceed 45m)
REQUIRES NOT SPRINKLERS

Unit 2
Total indicative hose run from fire tender to front door plus internal hose run is approximately 44.7m (does not exceed 45m)
DOES NOT REQUIRE SPRINKLERS.

B	Soakaways split	04.09.24	LC
A	Hose routes amended and sprinkler notes updated.	03.09.24	LC

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
5 & 7 ALLINGTON LANE,
EASTLEIGH,
HAMPSHIRE,
SO50 7DA

PROPOSED SITE PLAN

scale	AS SHOWN @ A1	checked	##
date	AUGUST 2024	drawn	CB
		A	B

9821 / 1001

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

