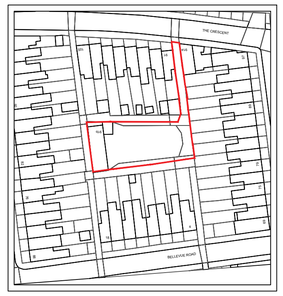
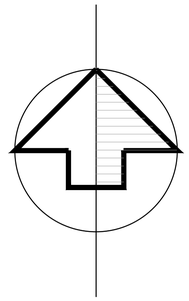
20m @ 1:200

SITE PLAN
SCALE 1:200
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



NOTES-PLANNING

rev-30-07-24

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Drawings must be read as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. 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.
7. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Mackennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC cany no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
9. 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.
10. 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.
11. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
12. All Cladding & building attachments externally to be all A1 fire rated.

FIRE: We do NOT take any responsibility and do not cany 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 designs/ 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 B & 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 salable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

PLEASE NOTE: A SPRINKLER SYSTEM MAY BE REQUIRED

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- INDICATIVE PLANTING
- BIN STORAGE SLABS
- PART R CONNECTION POINT

SITE AREA: 0.08 HECTARES / 0.19 ACRES

2 X 2 BED HOUSES

4 X 3 BED HOUSES

6 X PARKING SPACES (1 PARKING SPACE PER UNIT)

2 X CYCLE SPACES PER UNIT WITHIN STORES

TOTAL PROPOSED GIA ON SITE @ 560.2 SQM

No.	Revision.	date	by
H.	CLIENTS COMMENTS.	27.10.25	JA
G	CLIENTS COMMENTS.	27.10.25	JA
F	REVISED ROOF PLAN SHOWN. CLIENTS COMMENTS.	27.10.25	JA
E	REVISED ROOF PLAN SHOWN.	12.09.25	JA
D	REVISED ROOF PLAN SHOWN. GIA AMENDED.	20.08.25	JA
C	BOUNDARY REVISED.	19.08.25	JA
B	ADDITIONAL DIMS ADDED.	04.08.25	JA
A	BOUNDARY REVISED. AMENDED ROOF PLAN SHOWN.	01.08.25	JA

PROPOSED DEVELOPMENT,
91B THE CRESCENT,
EASTLEIGH,
HAMPSHIRE,
SO50 9BJ.

SITE, BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked	
date	JULY 2025	drawn	JA
9908 / 100		A B C D E F G H	

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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

- **MANUAL HANDLING**
- **USE OF MACHINERY**
- **DUST POLLUTION**
- **LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS**
- **STORAGE OF MATERIALS**
- **STRUCTURAL STABILITY OF INCOMPLETE WORKS**
- **BURNS - HEAT AND CHEMICAL**
- **PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY**
- **WORKING AT HEIGHT**
- **CONSTRUCTION ACCESS**
- **PROXIMITY TO HIGHWAYS / FOOTPATHS**
- **ACCESS ARRANGEMENTS FOR MEMBERS OF PUBLIC DURING CONSTRUCTION**
- **LARGE / HEAVY GLAZING UNITS**

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.

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.

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 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.

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum and positioned away from edges/ potential falls.

Roof access for maintenance to be undertaken by specialist using specialist equipment. e.g. permanent guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

IN - USE RISKS

FLOOD RISK

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

GAS PRESENCE

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

INTERNAL GUARDING

To be provided where openable window cills are set below 1100mm

END USER GUIDANCE FOR FUTURE WORKS

End user manual to ensure an awareness of any construction that must not be breached i.e. fire line to metal or timber frame buildings, in the event of future building works.

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**