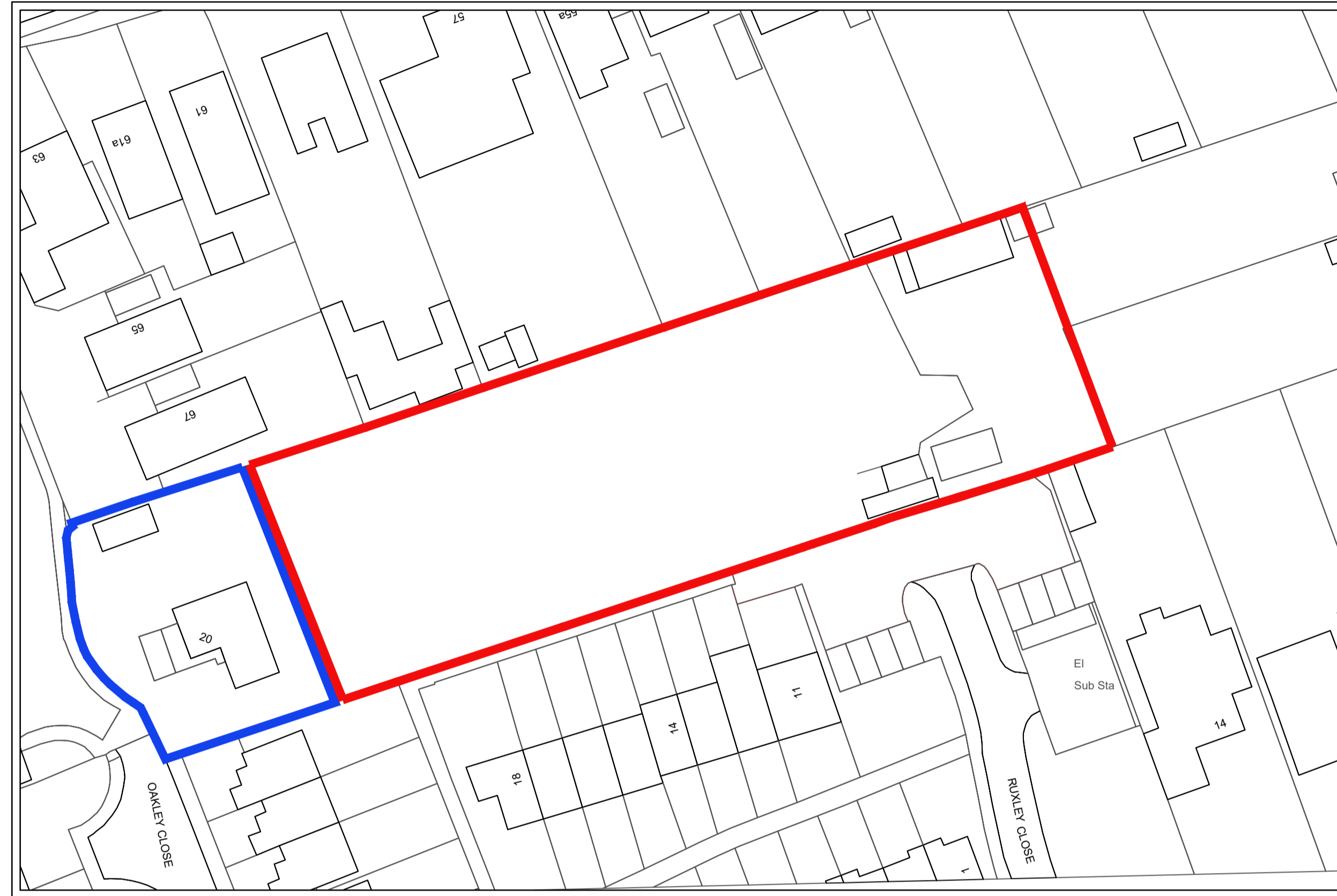
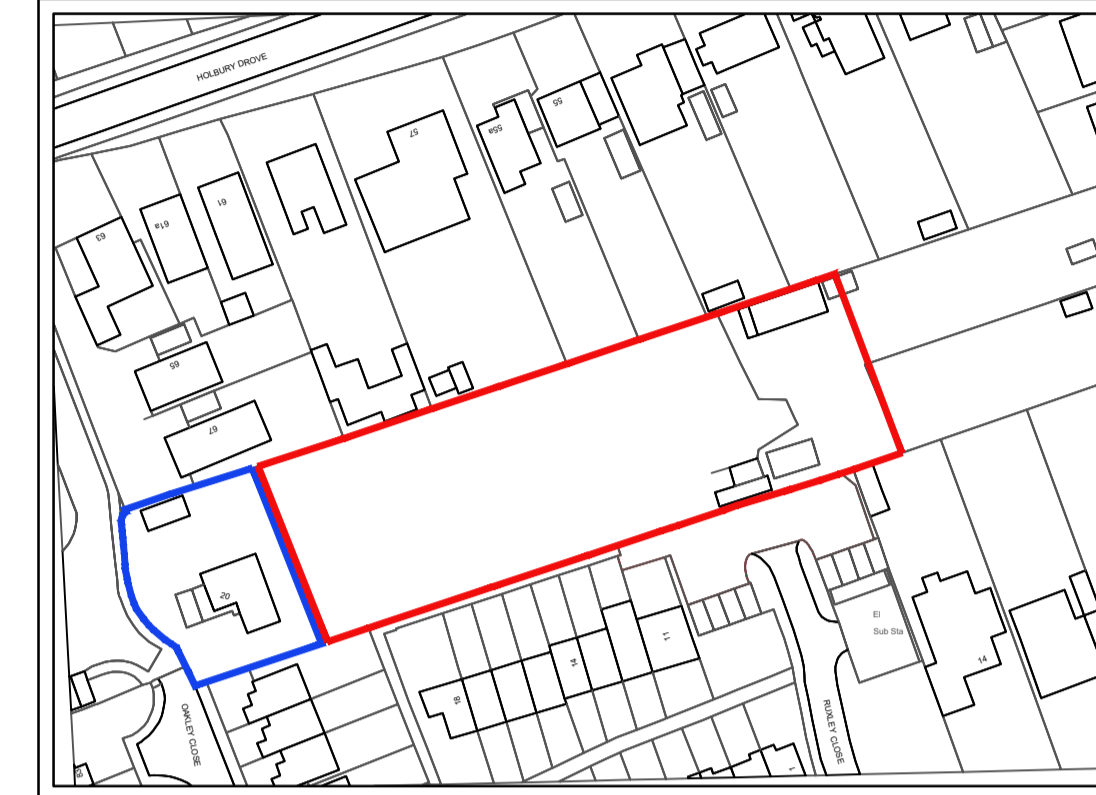


1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. 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.
6. Stair design to be independently checked by stair fabricator for reg. compliance and string prior to construction/ ordering. Dimensions to be checked before fabrication.
7. 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.
8. 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.
9. We take no responsibility for the depicted site ownership boundary. Clients must verify as if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
10. We do not take responsibility for meeting minimum space as set out in Government technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
12. We do NOT take any responsibility and do not cover any fire related matters relating to fire safety. Part B building regulations BS 9975 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 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.
13. 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.
14. 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/output 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)



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

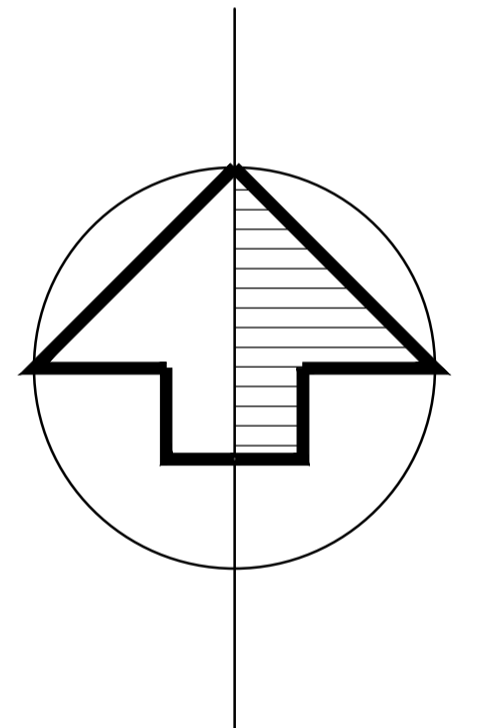


LOCATION PLAN
SCALE 1:1250
BASED ON O.S INFORMATION
O.S. LICENCE NUMBER 100007080

PLEASE NOTE: A SPRINKLER SYSTEM WILL BE REQUIRED

LEGEND

-  SITE BOUNDARY
-  ADJOINING LAND OWNED BY APPLICANT



SITE AREA: 0.30 HECTARES / 0.74 ACRES

C	MINOR AMENDMENT	03.11.23	JA
B	MINOR AMENDMENT	02.11.23	JA
A	MINOR AMENDMENT	01.11.23	JA

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
R/O 20 OAKLEY CLOSE,
HOLBURY,
SOUTHAMPTON,
SO45 2PJ.

BLOCK & LOCATION PLANS

scale	AS SHOWN @ A1	checked
date	OCTOBER 2023	drawn JA

9757 / 101

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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	CONSTRUCTION RISKS	MAINTENANCE RISKS	IN - USE RISKS	DEMOLITION RISKS
<p>CDM - PRE-CONSTRUCTION INFO FROM CLIENT</p> <p>CDM Information requested from client: 1) Topographical Survey</p> <p>Outstanding CDM information remains as residual risk, please request ARC appendix C for full list requested.</p> <p>DESIGN INFORMATION</p> <p>Further design info to be provided at subsequent stages of design / building regulations process</p>	<p>• WORKING AT HEIGHT</p> <p>• LARGE / HEAVY GLAZING UNITS</p> <p>PLACEMENT OF SUDS</p> <p>When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan</p> <p>GLAZING IN CLOSE PROXIMITY TO BOUNDARY</p> <p>Self cleaning glass to be specified where possible</p> <p>UNKNOWN UNDERGROUND SERVICES</p> <p>Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.</p>	<p>CLEANING GUTTERS</p> <p>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.</p>	<p>GAS PRESENCE</p> <p>Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.</p>	<p>• UNKNOWN OR UNIDENTIFIED SERVICES</p> <p>• MANUAL HANDLING</p> <p>• USE OF MACHINERY</p> <p>• DUST POLLUTION</p> <p>• LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS</p> <p>REFURBISHMENT AND DEMOLITION SURVEY</p> <p>Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.</p>