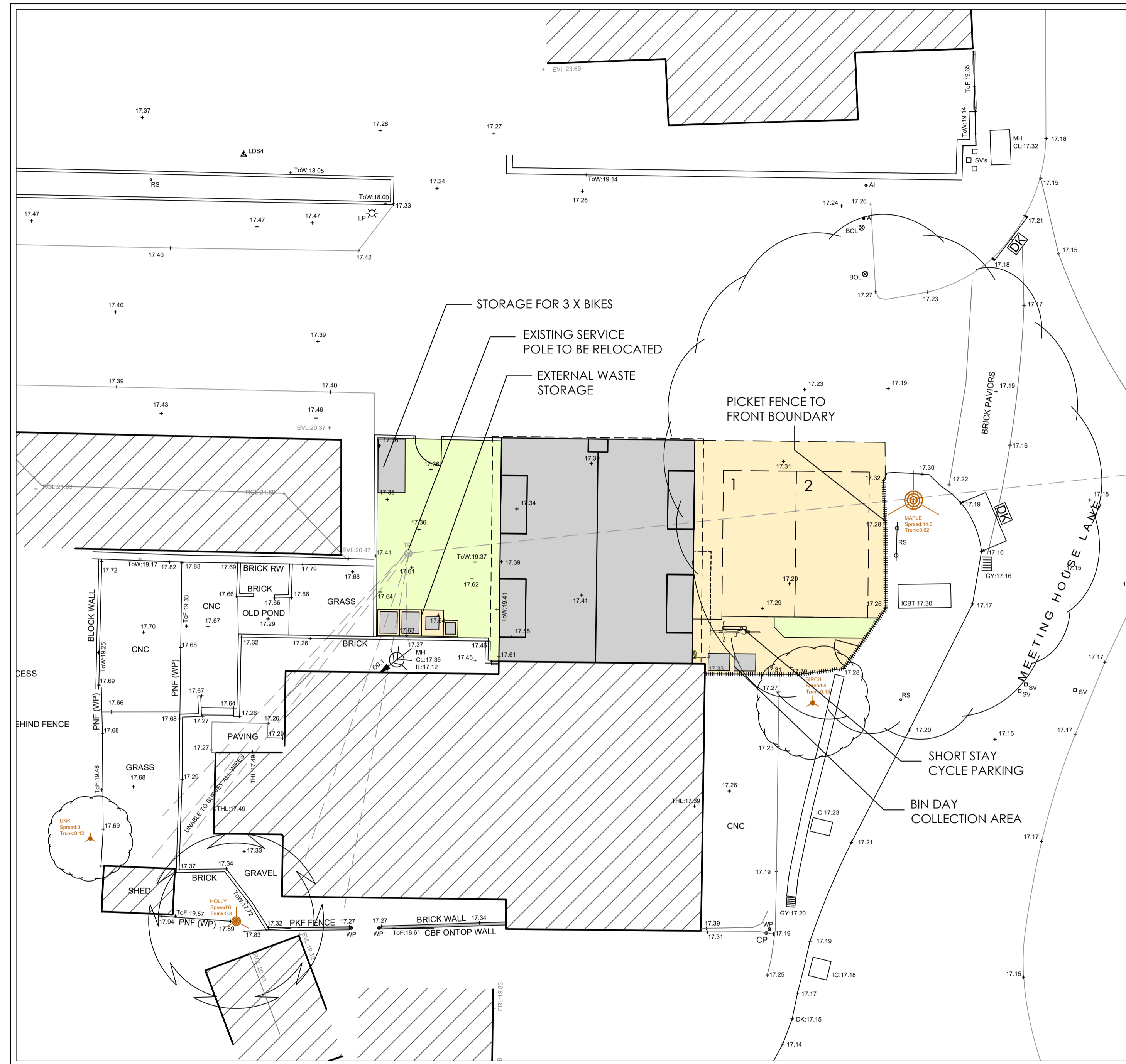


- The contents of this drawing are copyright.
- Planning drawings are only to be used for planning purposes & reliance on compliance with Building Regulations should be assumed.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before 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 Principal Designer/Principal Contractor is provided to show alternative compliance has been sought and approved.
- Site design to be independently checked by a structural engineer for design, compliance and siting, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Masterplan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing design - ARC carry no responsibility or PI cover for basement design 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 or setback 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 fire safety. Part 8 building regulations, BS 9997 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.
- 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 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/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).

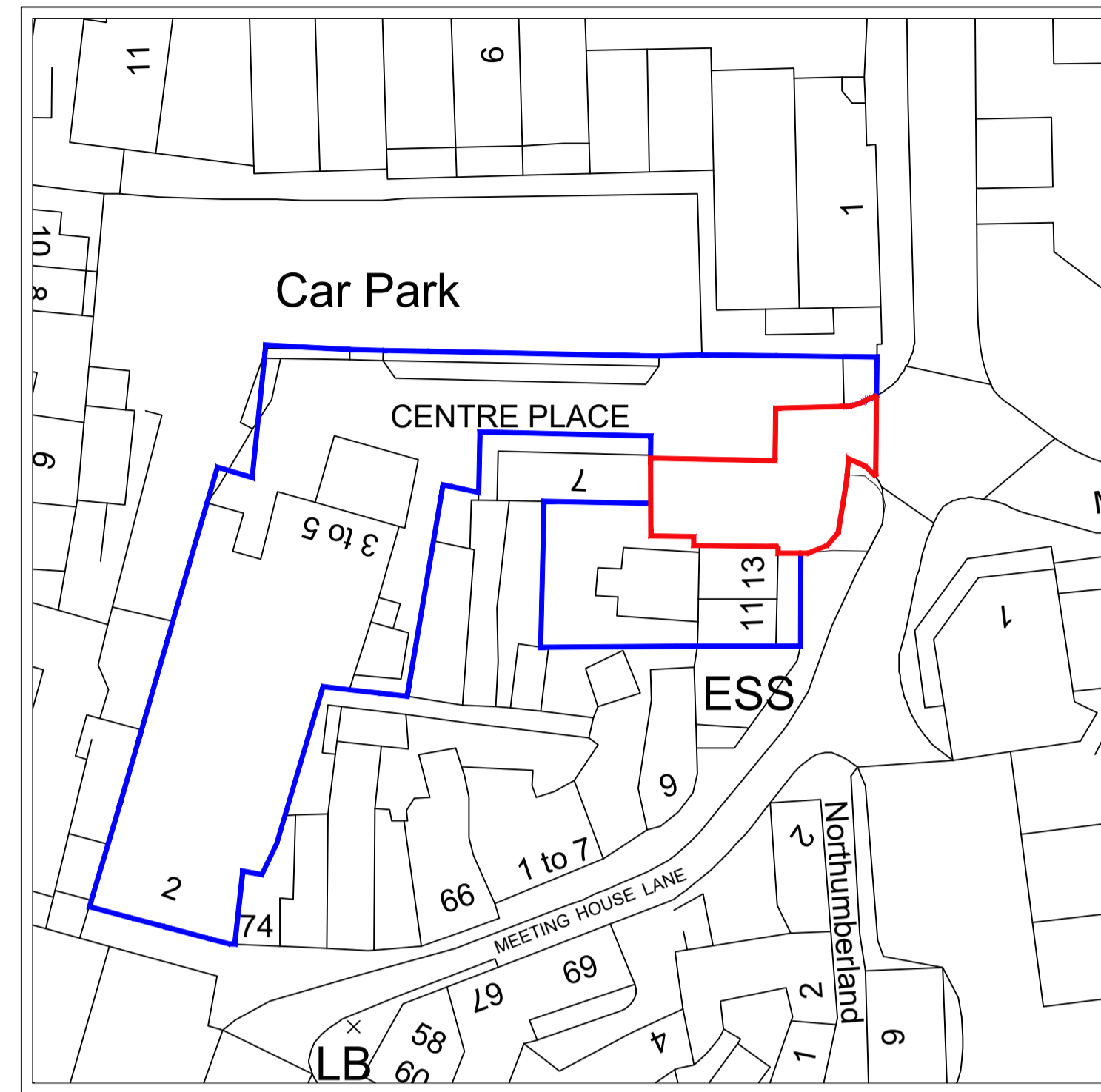
BASED ON PLANS PROVIDED BY LAND DEVELOPMENT SERVICES

LEGEND

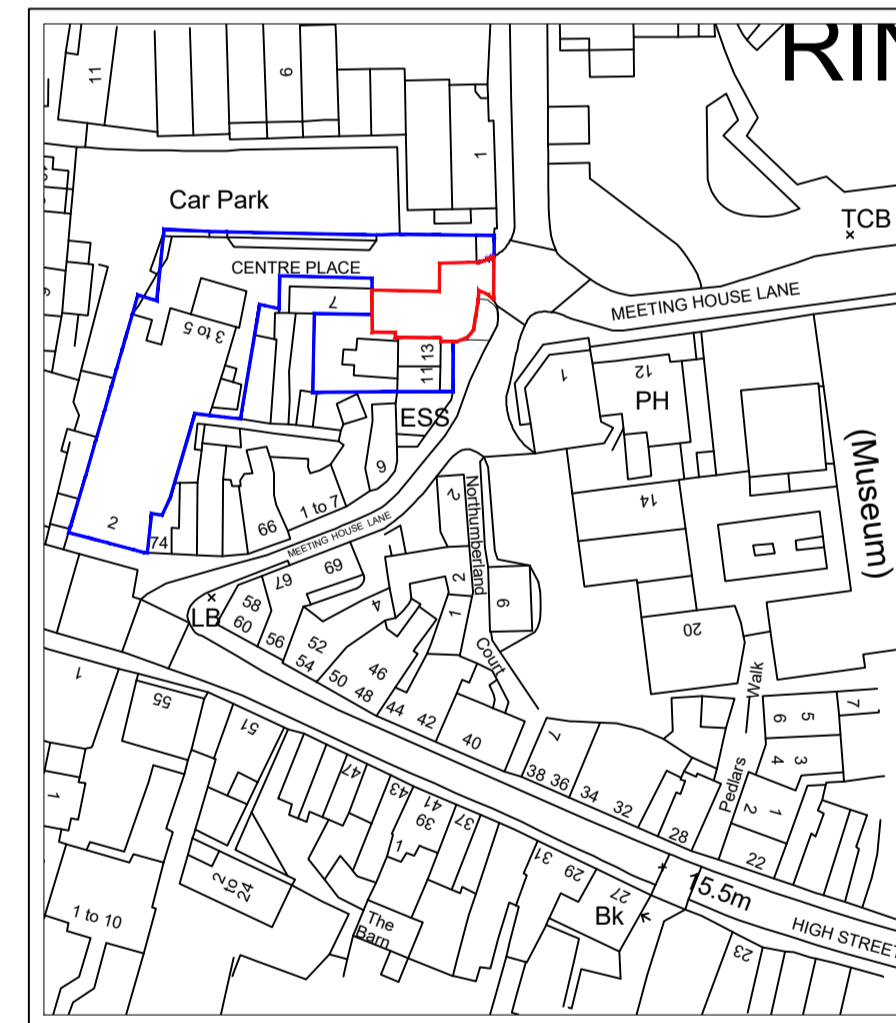
- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- EXISTING LEVELS
17.38 +
- INDICATIVE CONNECTIVITY POINTS FOR NETWORK CONNECTION



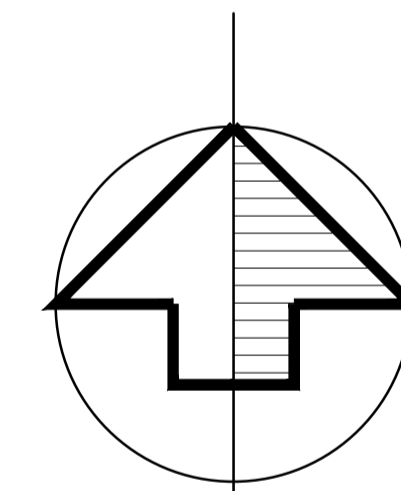
PROPOSED SITE PLAN
SCALE 1:100
BASED ON TOPO INFORMATION



BLOCK PLAN
SCALE 1:500
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080
PLEASE NOT DISCREPANCY BETWEEN TOPO & O.S



LOCATION PLAN
SCALE 1:1250
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080
PLEASE NOT DISCREPANCY BETWEEN TOPO & O.S



SITE AREA @: 0.017 HEC / 0.042 ACRES			
1 X 3 BEDROOM HOUSE @ 86 SQ.M / 925 SQ.FT			
D	CYCLE STORE REMOVED FROM DRAWING SHEET	22/01/24	GR
C	PLANNING CONSULTANTS COMMENTS ADDED	09/01/24	GR
B	PLANNING CONSULTANTS COMMENTS ADDED	08/01/24	GR
A	ROOF PLAN REVISED	08/11/23	GR
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
11-13 MEETING HOUSE LANE,
RINGWOOD,
HAMPSHIRE,
BH24 1AY.

SITE, BLOCK, LOCATION PLANS & DRA

scale	AS SHOWN @ A1	checked	
date	NOV 2023	drawn	GR

9725 / 200
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Christchurch, Dorset, BH23 1EP

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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

- Topographical Survey
- GF & Elevation 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

- PROXIMITY TO HIGHWAYS / FOOTPATHS
- PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY
- CONSTRUCTION ACCESS
- ACCESS ARRANGEMENTS FOR MEMBERS OF PUBLIC DURING CONSTRUCTION

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

CLOSE PROXIMITY TO TREES

- Lighting
- Escape
- Alarm
- Temporary protection
- Remote area access

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.

MINIMUM FIRE & EMERGENCY EXPECTATIONS - FIRE RISK

Principal contractor to comply with HSE/BS Fire Safety in construction and undertake a fire risk assessment for the duration of the works including (but not limited to):

- Lighting
- Escape
- Alarm
- Temporary protection
- Remote area access

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).

PROXIMITY TO OVERHEAD SERVICES

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

ARBORICULTURAL METHOD STATEMENT

There is an approved arboricultural method statement for this project that must be followed

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.

CHANGING LIGHT BULBS

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

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. Sliding glazing to balcony's can be cleaned from balcony

IN - USE RISKS

GAS PRESENCE

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

CONSTRUCTION WORK IN OCCUPIED BUILDINGS

Adhere to CDM 2015 Regulations 30-32 to ensure adequate and sufficient protection of existing means of escape.

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

REBURISHMENT AND DEMOLITION SURVEY

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

EXISTING BUILDINGS TO BE CONVERTED OR RETAINED

Structural report to be undertaken by structural engineer prior to any on site works commencing - including stripping out.

UNKNOWN OR UNIDENTIFIED SERVICES

MANUAL HANDLING

USE OF MACHINERY

DUST POLLUTION

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

