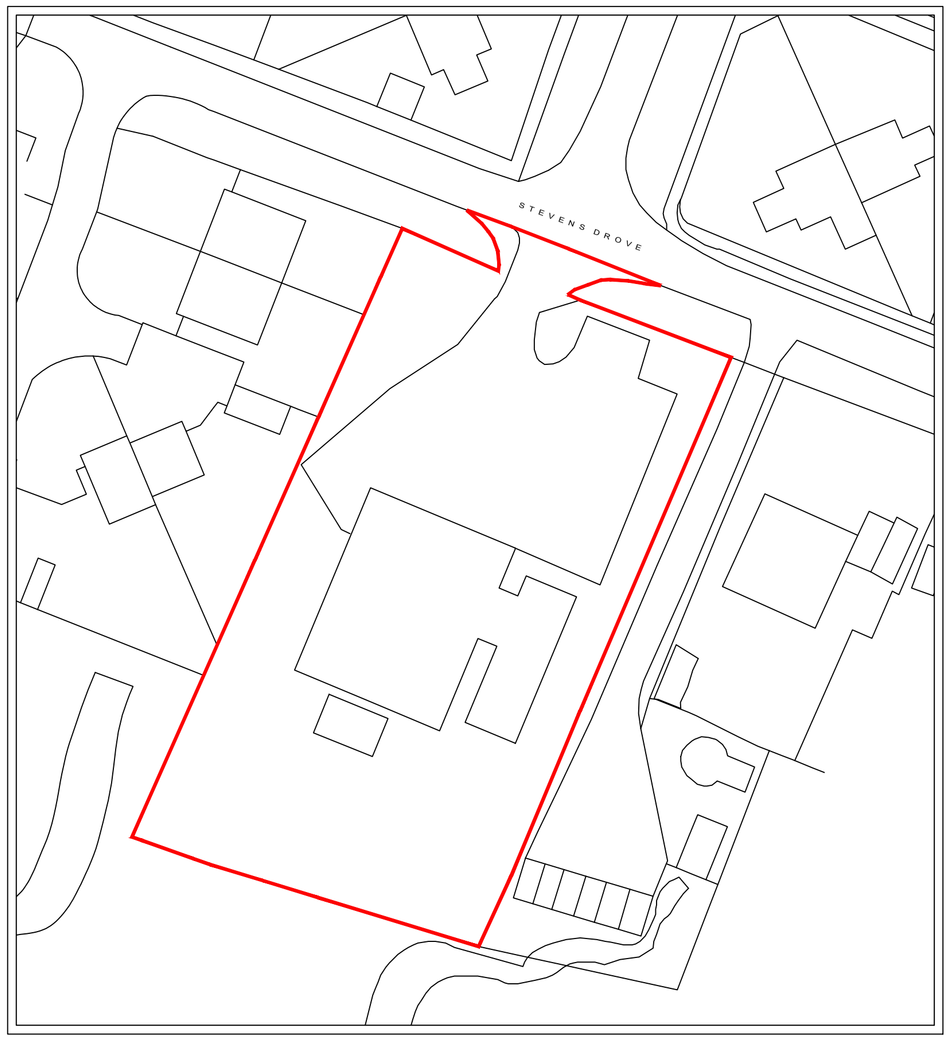
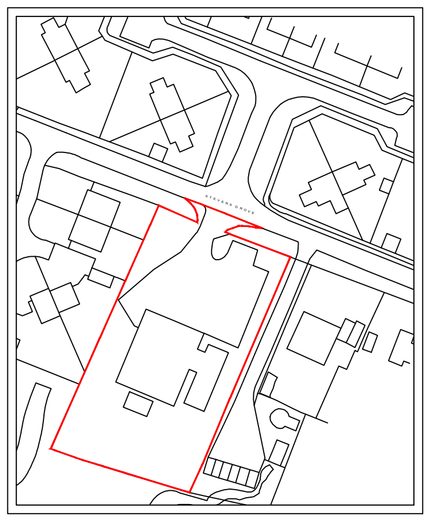
10m @ 1:100

SITE PLAN
SCALE 1:250
BASED ON TOPO INFORMATION



BLOCK PLAN
SCALE 1:500
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 10000780



LOCATION PLAN
SCALE 1:1250
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 10000780

SITE AREA: 0.32 HECTARES / 0.79 ACRES

6 X HOUSES

14 X EXTERNAL PARKING SPACES (2 X VISITOR SPACES)

PROPOSED GIA ON SITE @ 935 SQM

NOTES

rev-08-10-21

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 regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclennan 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 notify us 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 setout in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be all A1 fire rated.

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 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 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 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of sqlable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED
- INDICATIVE PLANTING
- SITE SECTION LINE
- 2 X 2M VISIBILITY SPLAY
- PERMEABLE PAVING
- INDICATIVE TREES TO BE PLANTED

No.	Revision.	date	by
E	BOUNDARY LINE AMENDED	19.04.22	JA
D	DIM ADDED TO ACCESS	08.04.22	JA
C	EXISTING BOUNDARY HEDGE SHOWN TO BE RETAINED	28.02.22	JA
B	ACCESS RADIUS UPDATED TO 6M.	03.02.22	JA
A	CLIENTS COMMENTS.	19.01.22	JA

PROPOSED DEVELOPMENT,
RO-DOR,
STEVENS DROVE,
HOUGHTON,
STOCKBRIDGE,
HAMPSHIRE,
SO20 6LP.

SITE, BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked	
date	JANUARY 2022	drawn	JA

9509 / 300

A B C D E

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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

- **PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY**
- **LARGE / HEAVY GLAZING UNITS**
- **WORKING AT HEIGHT**
- **CONSTRUCTION ACCESS**

* 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

CLOSE PROXIMITY TO TREES

Any required remedial work to trees for example - low hanging branches or rotting and unstable branches, to be evaluated and undertaken prior to construction commencing

TEMPORARY GUARDING

To be installed during construction to prevent falling on existing uneven and stepped terrain

ARBORICULTURAL METHOD STATEMENT

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

MAINTENANCE RISKS

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.

IN - USE RISKS

FLOOD RISK

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

RADON GAS

Potential for presence of Radon Gas to be investigated. If present, specialist to provide design to negate.

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

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