

SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION SCALE: 1:200

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 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 & External survev
- **Outstanding CDM information remains as** residual risk, please request ARC appendix B 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 PRO **TO BOUNDARY**
- LARGE / HEAVY GLAZING UNITS
- WORKING AT HEIGHT
- **PROXIMITY TO HIGHWAYS / FOOTPATHS**

* 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



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT O.S LICENSE NO. - 100007080 SCALE 1:500



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT O.S LICENSE NO. - 100007080 SCALE 1:1250

OXIMITY	**	MAINTAINING STRUCTURAL SUPPORT
		TO BOUNDARIES WHERE LEVELS
		DIFFER WITHIN ADJACENT
		OWNERSHIP / PUBLIC LAND /
		HIGHWAYS
	PL	ACEMENT 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 PLACEMENT OF ROOF FEATURES

(SOLAR PANELS / AOV'S / PLANT ETC) Positioning of roof features to be as remote from edge of building as possible

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.

GLAZING IN CLOSE PROXIMITY TO BOUNDARY Self cleaning glass to be specified where possible **PROXIMITY TO OVERHEAD** SERVICES

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

SOLAR PANELS

Solar panels to be positioned as far from edges of flat roof as feasibly possible.

ROOFLIGHT SPECIFICATION To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning

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

MAINTENANCE RISKS

CLEANING WINDOWS

Windows and balcony glass above ground No lighting or electrical 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. STAINING TIMBERS

Low maintenance imitation cladding to be specified to avoid high level maintenance.

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 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

IN - USE RISKS

phase to provide excess s

Non slip floors to be speci

DEMOLITION RISKS

REFURBISHMENT AND **DEMOLITION SURVEY** Hazardous material survey site works commencing -

EXISTING WALLS OR PAF BE DEMOLISHED OR CON Structural engineer to pro and consider with Principa / shoring up during const commencing - including s

EXISTING BUILDINGS TO CONVERTED OR RETAINI Structural report to be und on site works commencing

TREE REMOVAL Tree removal/ trimming w works commencing by app removed from site respons

FLOOD RISK

CHANGING LIGHT BULBS

fixtures or fittings to be

double height space.

or

light fitting.

positioned above or close to

lighting or electrical fixture

above double height space to

be maintained by specialist

e.g. scaffolding or lowering

contractor using safe method

SUDS plan to be designed

NOTES-PLANNING

rev-19-05-22

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. 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. 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 Pl 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. EW\$1: 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) 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)



:- ORIGINAL SURVEY CARRIED OUT BY LDS LAND & BUILDING SURVEYORS



SITE AREA: 0.077 HECTARES / 0.192 ACRES
8 CYCLE SPACES
2 PARKING SPACES
PROPOSED GIA = 408.3 SQM
EXISTING GIA = 1,949.9 SQM

	A.	Ameno comm		following pla	anners	09.02.2	23 WD	
	No.	Revisio	n.			date	by	
ed at building regulations surface water drainage cified	PROPOSED DEVELOPMENT, 320 - 328 ASHLEY ROAD, POOLE, DORSET, BH14 9DF							
ey to undertaken prior to any on - including stripping out.	SITE, BLOCK AND LOCATION PLAN							
ARTS OF BUILDINGS TO	sca	scale AS SHOWN @ A1				checked //		
DNVERTED	date DECEMBER 2022					drawn WD		
roduce calculations and final design solution pal contractor methods of temporary support struction- prior to any on site works stripping out.	90	655	5 /	100	A			
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