

SITE AREA: 0.184 HECTARES / 0.455 ACRES
PROPOSED GIA: 962.0 SQM / 10,354 SQFT



SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE 1:250
20m @ 1:250

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 FOR ADJACENT CLIENT

CDM Information requested from client:
1) Topographical Survey
2) Wessex water map

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.
Client advised to conduct detailed flood risk assessment prior to commencing with the detailed design or build.

CONSTRUCTION RISKS

- PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY
- LARGE / HEAVY GLAZING UNITS

* Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

PLACEMENT OF SUDS

The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan

PROXIMITY TO OVERHEAD SERVICES

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

** MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES

** MAINTAINING STRUCTURAL SUPPORT TO BOUNDARIES WHERE LEVELS DIFFER WITHIN ADJACENT OWNERSHIP / PUBLIC LAND / HIGHWAYS

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible

SOLAR PANELS

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

ROOFLIGHT SPECIFICATION

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

MAINTENANCE RISKS

*** SOLAR PANELS

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

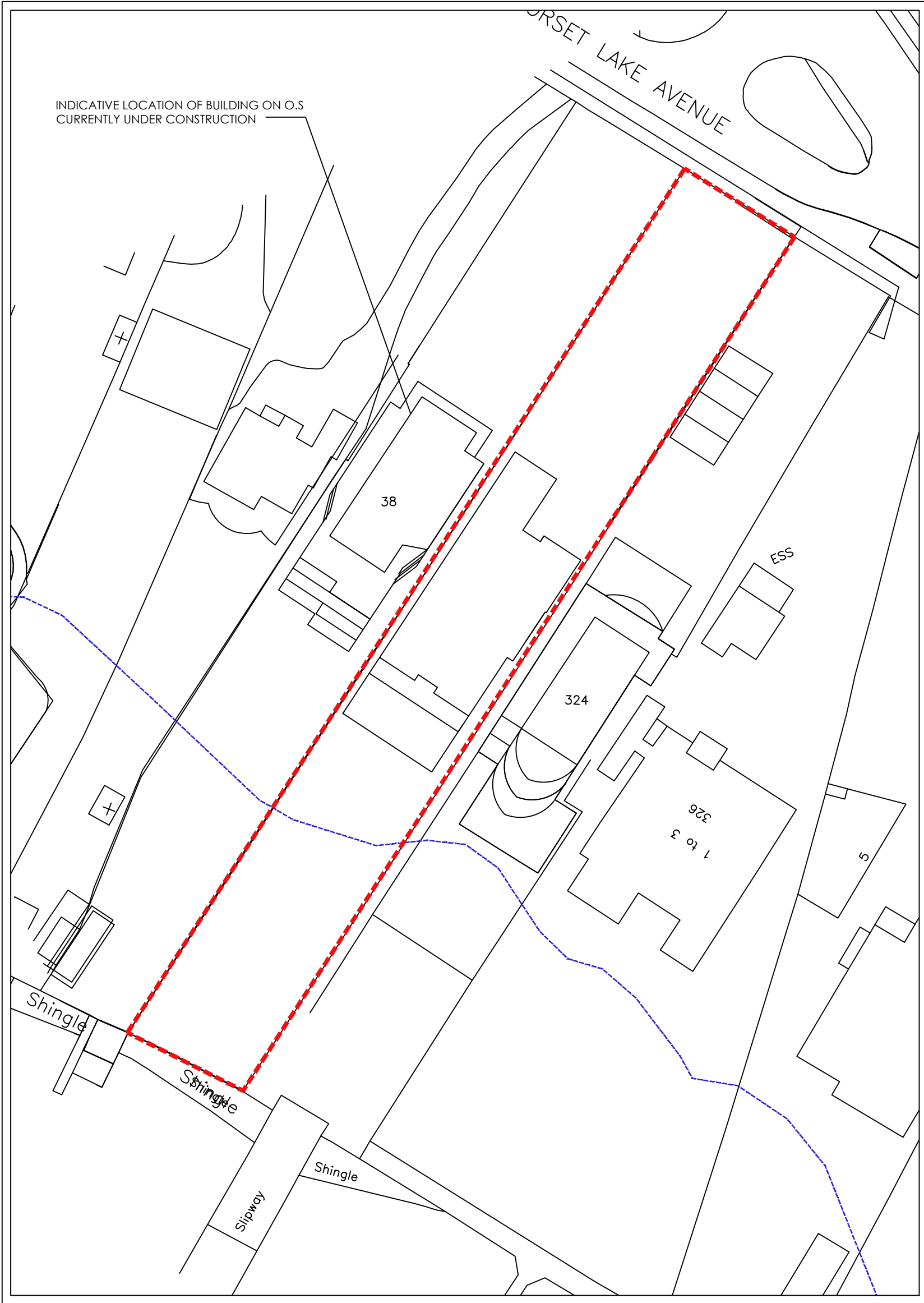
Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems.

CLEANING GUTTERS

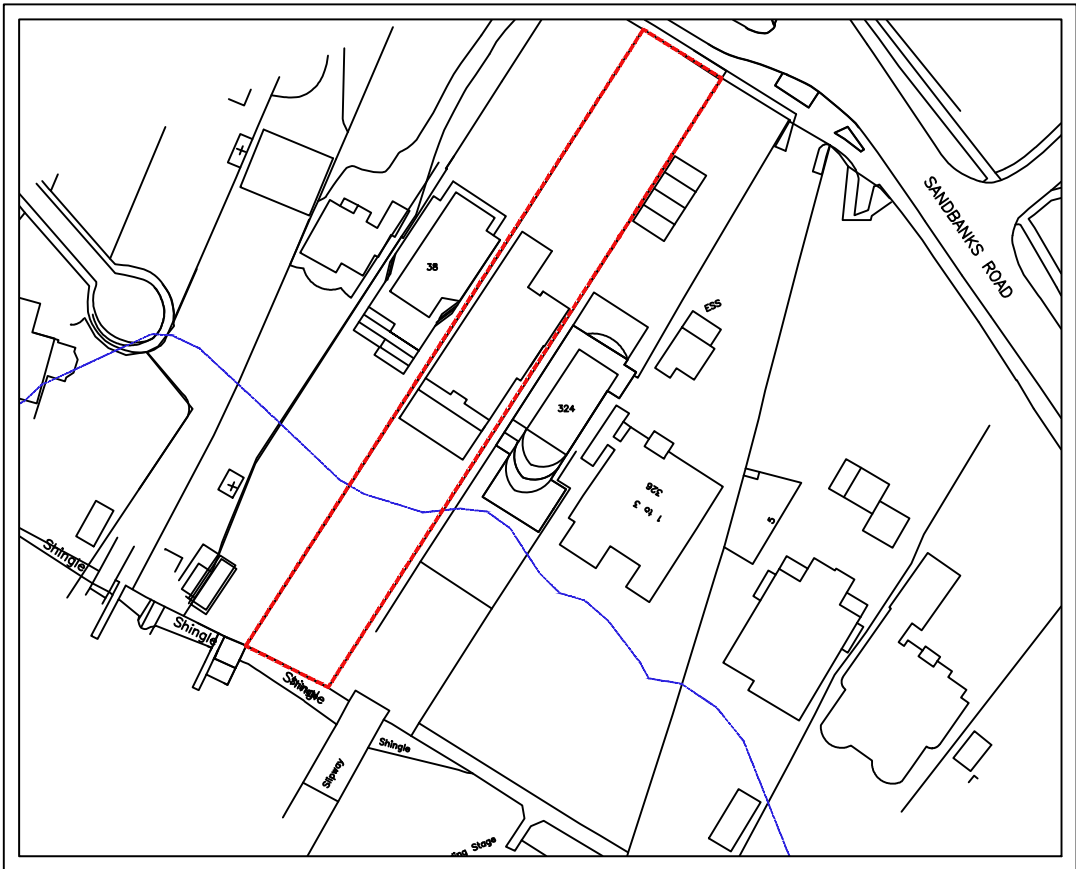
Gutters to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems.

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum.
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.



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
SCALE 1:500
O.S LICENCE NUMBER 100007080
20m @ 1:500



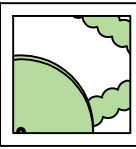
LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
SCALE 1:1250
O.S LICENCE NUMBER 100007080
50m @ 1:1250

NOTES-PLANNING

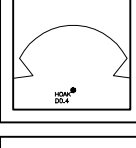
rev-08-10-21

- The contents of this drawing are copyright.
- 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.
- Contractor 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 Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
- Star design to be independently checked by star fabricator for regis. compliance and stamp, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Modernern waterproofing specialists (or similar company with relevant Ph insurance) to be instructed and detail all basement waterproofing designs... ARC carry no responsibility or Ph 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 areas of control for planning purposes.
- We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be all A1 fire rated.
- 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/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 usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

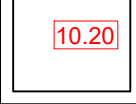
LEGEND



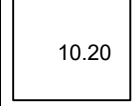
PROPOSED PLANTING



EXISTING TREES TO BE RETAINED



PROPOSED LEVELS (RED)



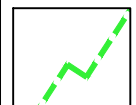
EXISTING LEVELS (BLACK)



OUTLINE OF NMA APPROVAL
APP_13_00071_F



OUTLINE OF PLANNING APPROVAL
APP/10/01557/F



OUTLINE OF PLANNING APPROVAL
APP/19/00124/F

P	Scale bars added	15.12.23	WD
O	Outline of planning approvals removed & rear terrace reduced to be 0.9m further away from north west boundary	11.12.23	WD
N	Outline of planning approval added	15.11.23	WD
M	Landscaping amended following tree consultant comments	17.11.22	WD
L	planners comments	08.11.22	BC
K	various outlines removed	29.06.22	BC
J.	amendments to CLEUD approval	24.05.22	BC
I.	rear stairs moved	11.05.22	BC
H.	clients comments	31.03.22	BC
G.	Planners comments	16.03.22	WD
F.	- Ground floor & first floor balcony @ the rear pulled North East 750mm. - Proposed level added to first floor balcony. - North west elevation, outline of approved amended. 324 Sandbanks Road patio area level amended. - Outline of proposed flats currently under construction @ 38 Dorset Lake Avenue added to rear elevation - Outline of proposed flats currently under construction @ 38 Dorset Lake Avenue added to street scene	05.05.21	WD
E.	Front element of proposed house amended following comments.	05.05.21	WD
D.	Proposed levels amended following comments	25.03.21	WD
C.	Front element of proposed building mirrored.	16.12.20	WD
B.	Extra level information added.	26.11.20	BC
A.	Minor amendments.	19.11.20	WD
No.	Revision.	date	by

PROPOSED DEVELOPMENT 40 DORSET LAKE AVENUE

LILLIPUT
POOLE
DORSET

SITE, BLOCK & LOCATION PLANS

scale	AS SHOWN @ A1	checked	//
date	AUGUST 2020	drawn	WD
9101 / 200		A B C D E F G H I J K M N O P	

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

