GENERAL:

- DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENT **FA-R-20-17 - SPECIFICATION.**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS
- DO NOT SCALE FROM THIS DRAWING
- LANDSCAPING INDICATIVE ONLY AND SUBJECT TO A FULL DETAILED DESIGN
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE SHOWN TO STRUCTURE

A L L D I M E N S I O N S T O B E C H E C K E D O N S I T E

BUILDING SAFETY ACT

THE CLIENT MUST ABIDE BY THEIR DUTIES AS DEFINED WITHIN THE BUILDING SAFETY ACT 2022 WHICH RELATE TO ANY BUILDING WORKS.

CDM REGULATIONS

THE CLIENT MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH:

(a) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT.

OR:

(b) EXCEEDS 500 PERSON DAYS.

N.B THIS LIST IS NOT EXHAUSTIVE AND THE PC (PRINCIPAL CONTRACTOR) HAS A DUTY TO CO-OPERATE, COMMUNICATE AND CO-ORDINATE WITH THE PD (PRINCIPAL DESIGNER) AND DESIGN TEAM AND COMPILE A COMPREHENSIVE RISK REGISTER WITH METHODS OF WORK STATEMENTS AT THE DESIGN STAGE PRIOR TO COMMENCEMENT OF WORK ON SITE. RISKS SHALL BE ANTICIPATED, REDUCED AND OR AVOIDED WHERE POSSIBLE. THIS LIST SERVES TO HIGHLIGHT KEY RISKS IDENTIFIED BY THE DESIGN TEAM AND PD IN THE CONSTRUCTION, USE AND MAINTENANCE OF THE BUILDING.

REFER TO DESIGNERS CDM HAZARD IDENTIFICATION AND ANALYSIS AND OPTION MATRIX FOR FURTHER INFORMATION

CDM - RISK REGISTER

1. **HAZARD - WORKING AT HEIGHT**
ADEQUATE PROVISION OF SAFE ACCESS VIA SCAFFOLDING DURING THE WORKS. WORKING AT HEIGHT RULES TO BE OBSERVED DURING CONSTRUCTION PHASE AND FOR ALL ROUTINE ROOF MAINTENANCE INCLUDING GUTTER MAINTENANCE.

2. **HAZARD - FALLING OBJECTS**
CONSTRUCTION WORKERS TO BE PROTECTED FROM FALLING OBJECTS FROM WORKS TO ROOF DURING THE CONSTRUCTION WORKS

3. **HAZARD - COLLAPSING STRUCTURE**
TEMPORARY WORKS AND RESTRAINTS REQUIRED TO PROPOSED RETAINING WALLS DURING THE CONSTRUCTION WORKS. CONTRACTOR AND STRUCTURAL ENGINEER TO CO-ORDINATE.

4. **HAZARD - MANUAL HANDLING**
MANUAL LIFTING RULES TO BE OBSERVED WHEN ASSESSING WEIGHTS OF CONSTRUCTION MATERIALS. IF BLOCK WORK EXCEEDS 20KG, 2 x MAN LIFT REQUIRED. PC AND SUB-CONTRACTOR TO CARRY OUT RISK ASSESSMENT PRIOR TO COMMENCEMENT.

5. **HAZARD - GLAZING PANELS**
CONSTRUCTION & MAINTENANCE - NEW GLAZING WILL REQUIRE ROUTINE MAINTENANCE/CLEANING. IT IS CONSIDERED THAT THE HEIGHT OF THE GLAZING IS WITHIN THE LIMITS OF EXTENDABLE WINDOW CLEANING EQUIPMENT AND IT IS THEREFORE FORESEEN THAT WINDOW CLEANING OPERATIVES WILL CARRY OUT THE WORK FROM GROUND LEVEL. WHERE HEIGHTS OF WINDOWS OR ACCESS ISSUES PRECLUDE EXTERNAL MAINTENANCE INTERNALLY HINGED WINDOW FRAMES WILL BE SPECIFIED FOR CLEANING / MAINTENANCE. IN THE UNLIKELY EVENT THAT A FULL HEIGHT GLAZING PANEL NEEDS TO BE REPLACED, THE OCCUPIER SHOULD ARRANGE TO DO SO OBSERVING THE 20KG LIFTING TWO MAN LIFT RULE.

6. **HAZARD - LINTEL COLUMN & BEAM INSTALLATION**
CONSTRUCTION LINTELS & BEAMS/STRUCTURAL ELEMENTS TO BE LIFTED INTO PLACE WITH APPROPRIATE EQUIPMENT BY SKILLED OPERATIVES.

IN ALL CASES - REFER TO CDM RISK REGISTER PROVIDED BY MAIN CONTRACTOR

SITE PLAN LEGEND

188.65 — EXISTING SITE LEVELS

191.275 — PROPOSED SITE LEVELS

DEMOLITION LINES

DENOTES SITE BOUNDARY

PROPOSED SITE PLAN
SCALE 1:100

1:100 1 2 3 4 5 6 7 8 9 10 m

Mapping contents (c) Crown copyright and database rights 2023 Ordnance Survey 100035207

SITE LOCATION PLAN
SCALE 1:1250

1:1250 25 50 75 100 125 m

BUILDING REGULATIONS

THIS DOCUMENT DOES NOT CONSTITUTE A WORKING DRAWING AND HAS BEEN PREPARED FOR PRICING & BUILDING REGULATIONS APPROVAL ONLY. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE, REAL OR ALLEGED, OF THE DRAWINGS AND SPECIFICATION.

SPECIALIST SUPPLIERS/SUBCONTRACTORS TO SUBMIT DRAWINGS AND DETAILS TO FREDRICK ADAM ARCHITECTS FOR APPROVAL PRIOR TO MANUFACTURE/CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION OF COMPONENTS / SETTING OUT. REPORT ANY DISCREPANCIES TO FREDRICK ADAM IMMEDIATELY.

LAND TO THE REAR OF DEERHURST
Mr and Mrs P Wheeler
The Shrave
Four Marks,
Hampshire, GU34 5BH

REVISION	DATE	DESCRIPTION

PROJECT NO: *FA-R-20-17*
MODEL FILE:
DRAWN BY: *HBR*
CHK'D BY: *TAD*

COPYRIGHT IN THIS DRAWING REMAINS WITH FREDRICK ADAM LTD AND NO EXPRESS OR IMPLIED LICENSE IS GRANTED BY WAY OF THIS DRAWING OR OTHERWISE TO REPRODUCE / USE THIS DRAWING OR THE DESIGN CONTAINED IN IT

SHEET TITLE

B400
Proposed Site Plan

FA-R-20-17

Scale: 1: 100 & 1:1250 @ A1

DRAFT - SUBJECT TO REVIEW BY BUILDING CONTROL & STRUCTURAL ENGINEER.
TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION

Fredrick Adam
Fredrick Adam Ltd
Architecture & Planning
Unit 22 Lymington Farm
18 Lymington Bottom Road
Medstead
Hampshire
GU34 5EW
t. +44 (0)1420 568087
e. info@fredrickadam.com
www. www.fredrickadam.com