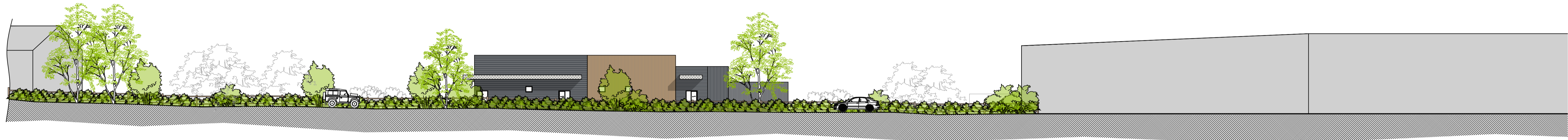


- The contents of this drawing are copyright.
- Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies 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 Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
- Stair design to be independently checked by stair fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- 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.
- 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 verify as 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 as set out 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 matters relating to fire safety. Part B building regulations, BS 999 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 on 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 consultant confirmation (in 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) plain 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)

STREET SCENE TO A635: ( FOR INDICATIVE PURPOSES ONLY )  
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.

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 Designer and or Principal Contractor carrying out the next phase of works on this site.

INFORMATION	CONSTRUCTION RISKS	MAINTAINING STRUCTURAL SUPPORT TO BOUNDARIES WHERE LEVELS DIFFER WITHIN ADJACENT OWNERSHIP / PUBLIC LAND / HIGHWAYS	MINIMUM FIRE & EMERGENCY EXPECTATIONS - FIRE RISK	COMBUSTIBLE MATERIALS - FIRE RISK	PLACEMENT OF SUDS	ELECTRICITY SUB STATION
<p>PRE-CONSTRUCTION INFO FROM CLIENT</p> <p>Information recieved from client: 1) Topographical Survey</p> <p>Outstanding information remains as residual risk, please request ARC appendix C for full list requested...</p> <p>DESIGN INFO</p> <p>Further design info to be provided at subsequent stages of design / building regulations process</p>	<p>* PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY</p> <p>* WORKING AT HEIGHT</p> <p>* CONSTRUCTION ACCESS</p> <p>* PROXIMITY TO HIGHWAYS / FOOTPATHS</p> <p>* ACCESS ARRANGEMENTS FOR MEMBERS OF PUBLIC DURING CONSTRUCTION</p> <p>* LARGE / HEAVY GLAZING UNITS</p> <p>* DEEP GROUND EXCAVATIONS</p> <p>* STORAGE OF MATERIALS</p> <p>* STRUCTURAL STABILITY OF INCOMPLETE WORKS</p> <p>* BURNS - HEAT AND CHEMICAL</p>	<p>PLACEMENT OF ROOF FEATURES (SOLAR PANELS / AOV'S / PLANT ETC)</p> <p>Positioning of roof features to be as remote from edge of building as possible</p> <p>FLAT ROOF ACCESS</p> <p>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.</p> <p>GLAZING IN CLOSE PROXIMITY TO BOUNDARY</p> <p>Self cleaning glass to be specified where possible</p>	<p>Principal contractor to comply with HSG158 Fire Safety in construction and undertake a fire risk assessment for the duration of the works including (but not limited to):</p> <ul style="list-style-type: none"> <li>- Lighting</li> <li>- Escape</li> <li>- Alarm</li> <li>- Temporary protection</li> <li>- Remote area access</li> </ul>	<p>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).</p> <p>ROOFLIGHT SPECIFICATION</p> <p>To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning glass</p>	<p>When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan</p> <p>CLOSE PROXIMITY TO TREES</p> <p>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</p> <p>ARBORICULTURAL METHOD STATEMENT</p> <p>There is an approved arboricultural method statement for this project that must be followed</p>	<p>Electrical substation to be designed, and actioned by specialist following necessary consultation.</p> <p>UNKNOWN UNDERGROUND SERVICES</p> <p>Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.</p> <p>TEMPORARY GUARDING</p> <p>To be installed during construction to prevent falling on existing uneven and stepped terrain</p>
<p><b>MAINTENANCE RISKS</b></p> <p>*** CLEANING ROOFLIGHTS</p> <p>*** PLANT / SERVICE AREAS</p> <p>CHANGING LIGHT BULBS</p> <p>Lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light fitting.</p> <p>CLEANING WINDOWS</p> <p>Windows ground floor level to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems.</p>	<p>CLEANING GUTTERS</p> <p>Gutters to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems where possible.</p> <p>FLAT ROOF ACCESS</p> <p>Plant or apparatus on the roof to be kept to a minimum and positioned away from edges/ potential falls.</p> <p>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.</p>	<p><b>IN - USE RISKS</b></p> <p>PEDESTRIAN MOVEMENT</p> <p>Bollards / Vehicular barriers to be installed at defined locations - TBC by specialist design and manufacturer</p> <p>DELIVERIES</p> <p>Safe delivery plan and schedule to be designed by inhabiting organisation</p> <p>GAS PRESENCE</p> <p>Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.</p> <p>END USER GUIDANCE FOR FUTURE WORKS</p> <p>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.</p>	<p><b>DEMOLITION RISKS</b></p> <p>TREE REMOVAL</p> <p>Tree removal/ trimming works to undertaken prior to any on building works commencing by approved arboricultural surgeon.</p> <p>Waste to be removed from site responsibly.</p>			

This DRA is not exhaustive. Further items to be added subject to detail design.

10m @ 1:100

B	STREET SCENE UPDATED	02/10/24	GR
A	STREET SCENE UPDATED	11/07/24	GR
No.	Revision.	date	by

PROPOSED DEVELOPMENT LAND ADJACENT TO ALDI BARNSELY ROAD, GOLDTHORPE, S63 9PJ

STREET SCENE & DRA

scale	AS SHOWN @ A1	checked
date	JUNE 2024	drawn GR
9811 / 104		A B

ARC Architecture Ltd.

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

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

