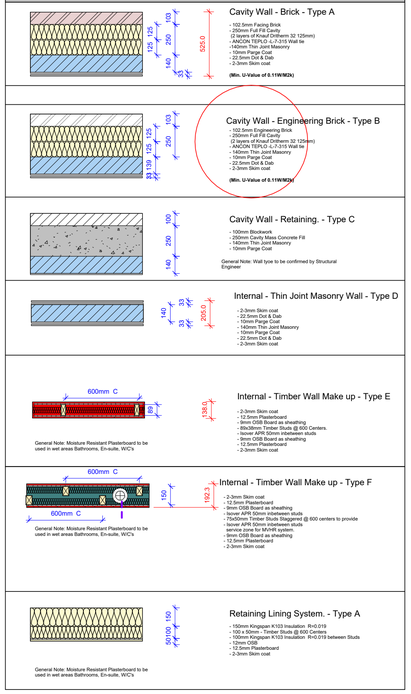
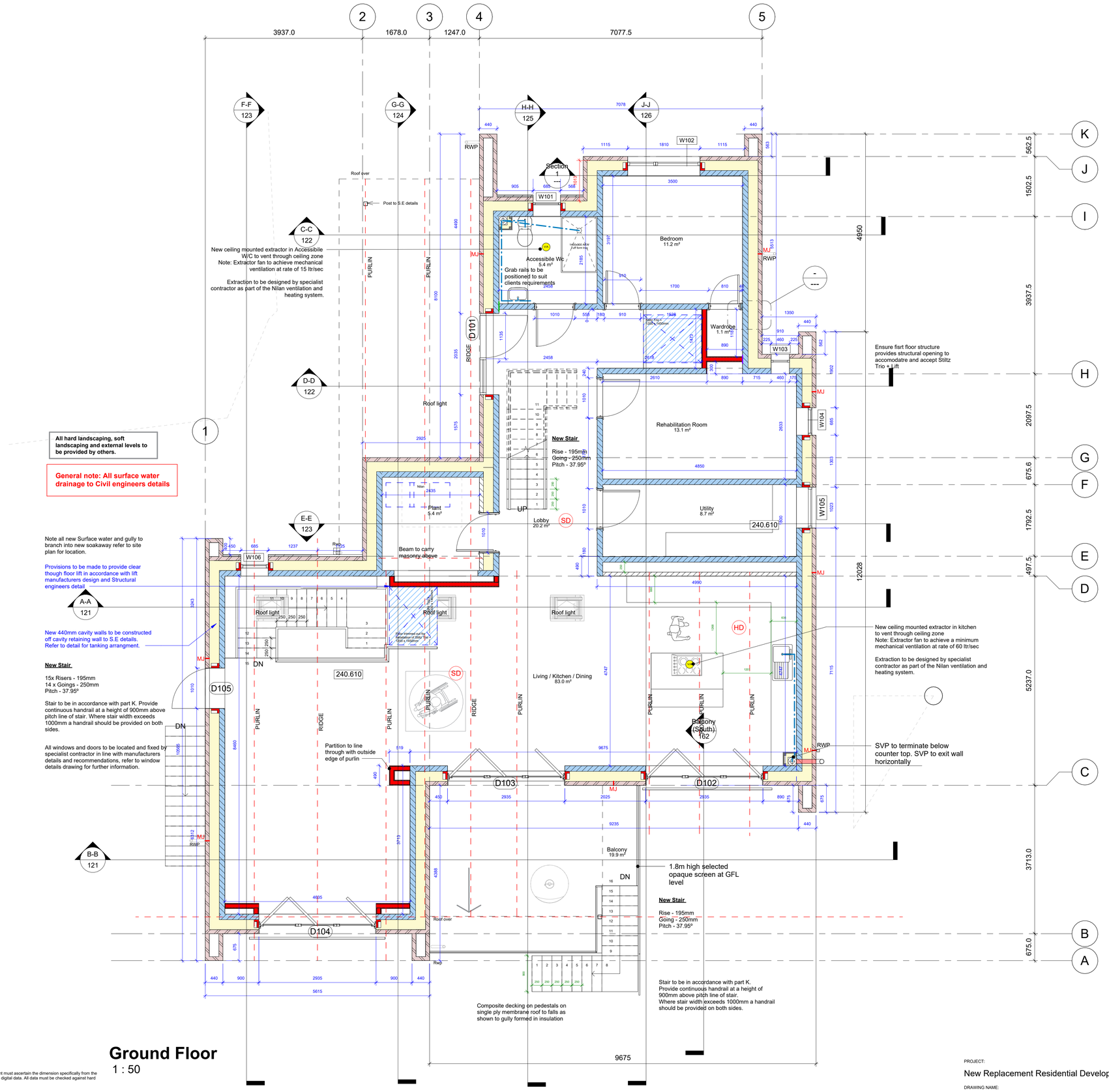
Wall Legend





All hard landscaping, soft landscaping and external levels to be provided by others.

General note: All surface water drainage to Civil engineers details

Note all new Surface water and gully to branch into new soakaway refer to site plan for location.

Provisions to be made to provide clear though floor lift in accordance with lift manufacturers design and Structural engineers detail

New 440mm cavity walls to be constructed off cavity retaining wall to S.E details. Refer to detail for tanking arrangment.

New Stair

15x Risers - 195mm
14 x Goings - 250mm
Pitch - 37.95º

Stair to be in accordance with part K. Provide continuous handrail at a height of 900mm above pitch line of stair. Where stair width exceeds 1000mm a handrail should be provided on both sides.

All windows and doors to be located and fixed by specialist contractor in line with manufacturers details and recommendations, refer to window details drawing for further information.

Ground Floor

1 : 50

Risk Anaylsis CDM 2015

Red List - High Risk

These are examples of hazardous procedures, products and processes that should be eliminated from the project where possible.

•Lack of adequate pre-construction information, e.g. asbestos surveys, geology, obstructions, services, ground contamination, etc.;

•Hand scabbling of concrete ('stop ends', etc);

•Demolition by hand-held breakers of the top sections of concrete piles (pile cropping techniques are available);

•The specification of fragile roof-lights and roofing assemblies;

•Process giving rise to large quantities of dust (dry cutting, blasting etc.);

•The specification of structural steelwork which is not purposely designed to accommodate safety nets;

•Designing roof mounted services requiring access (for maintenance, etc.), without provision for safe access (e.g. barriers).

•Glazing that cannot be accessed safely. All glazing should be anticipated as requiring cleaning and replacement, so a safe system of access is essential;

•Entrances, floors, ramps, stairs and escalators. Etc. not specifically designed to avoid slips and trips during use and maintenance, incl. effect of rain water and spillages;

•Designs of structures that do not allow for fire containment during construction.

Amber List - Medium Risk

Risks to be assesses by the Principal Contractor & subcontractors etc.. Produce method statements & risk assessments.

• Internal manholes/inspection chambers in circulation areas;

• External manholes in heavy used vehicle access zones;

• The specification of heavy building blocks i.e., those weighing >20kgs;

• Large and heavy glass panels;

• The chasing out of concrete / brick / block walls or floors for the installation of services;

• The specification of heavy lintels (the use of slim metals or hollow concrete lintels being alternatives);

• The specification of solvent-based paints and thinners, or isocyanates, particularly for use in confined areas;

• Site traffic routes that do not allow for 'one way' systems and/or vehicular traffic segregated from site personnel;

• Site layout or constraints that do not allow for adequate room for delivery and/or storage of materials, including specific components;

• Heavy construction components which cannot be handled using mechanical lifting devices (because of access restrictions / floor loadings etc);

• Using tools

Green List - Low Risk or other specialists / consultants required

Green List - Products processes or procedures to be positively encouraged.

• Adequate access for construction vehicles to minimise reversing requirements (one-way systems and turning radii);

• Provision of adequate access and headroom for maintenance in plant rooms, and adequate provision for replacing heavy components;

• Thoughtful location of mechanical / electrical equipment, light fittings, security devices etc. to facilitate access and away from crowded areas;

• The specification of concrete products with pre-cast fixings to avoid drilling;

• Use half board sizes for plasterboard sheets to make handling easier;

• Practical safe methods of window cleaning (e.g., from the inside or telescopic pole system);

• Appointment of a temporary Works Coordinator (BS 5975);

• Off site fabrication and prefabricated elements to minimise on site hazards;

• Encourage the use of engineering controls to minimise the use of Personal Protective Equipment.

• Appointment of Structural Engineer Req.

• Assessment of the method of installation, working platforms, scaffold etc..

CDM 2015 - Design Risks & Comments

The design of the spaces which fit generally within the existing building envelope and the assessment of the existing building (where known or as specified by JPH Architects Ltd) involve the use of materials, techniques and systems that are common place in construction and would be easily recognised by experienced and competent contractors.

The form of construction & materials specified on the drawings & within the NBS Project Specification prefixed with 101, 102 etc., are those which are common throughout the industry.

The principal contractor is to Plan, Manage & Monitor the Construction phase including all H&S issues. All routine construction activities should be risk assessed and the Principal Contractor must ensure those engaged to carry out the work are capable of doing so i.e;

– Competent & adequately resourced
– effective, preventative and protective measures are put in place to control the risks;
– the right plant, equipment and tools are provided to carry out the work involved.
– unauthorised access to the site is prevented
– suitable and sufficient welfare facilities are available
– suitable site inductions are provided…
– risk assessments and method statements are produced and conveyed & understood by all persons carrying out those activities.

PRELIMINARY

Building Regulations Pack

Rev.	Description	Issued	Date

JPH Architects Ltd take no responsibility for any dimensions that are scaled from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site
Any discrepancies must be reported to JPH Architects Ltd.immediately.

All drainage runs, connections, lines, levels and inverts are assumed, these are to be confirmed on site and agreed with the Building Inspector and the Water Authority if necessary.This drawing to be read in conjunction with consultants drawings, calculations and report, and the designer's risk assesment. The Architect will not be held responsible for any works carried out prior to Building Regulation/Planning Approval. JPH Architects Ltd. takes no responsibility for any material/product changes/alterations on site without their written consent.

This drawing is copyright of JPH Architects Ltd

PROJECT:

New Replacement Residential Development

DRAWING NAME:

Ground Floor Plan

DRAWING NUMBER:

2721-JPH-XX-00-DR-A-111

JPH ARCHITECTS LIMITED
t: 01745 350650 I e: info@jpharchitects.com I www.jpharchitects.com

DATE:	STATUS:	REV:
30.11.23	S2	
SCALE: As indicated @ A1	PURPOSE OF ISSUE: Building Regulations	