N

Construction (Design and Management) Regulations

Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

Denotes Site Boundary

IJAZZ INDIAN CUISINE
25 Egerton Street

TRINITY STREET

VEHICULAR SITE ENTRANCE

Gas meter box

Masonry post

Block Paving

Low level masonry wall with powder coated heritage metal railings in black above

Masonry boundary wall

Masonry post

Powder coated heritage metal swing gate in black to site entrance

Concrete

Masonry post

Parking

Tarmac

Acc. Parking

Ramp

Concrete

Metal Vehicular turntable

Ramp

Concrete

DN

Tarmac Pavement

Roadside Parking

PEDESTRIAN FRONT ENTRANCE

EGERTON STREET

RETAIL UNITS, TRINITY HOUSE
APARTMENTS ABOVE
5 - 9 Trinity Street

CAR PARK

RETAIL UNITS, TRINITY HOUSE
APARTMENTS ABOVE
17 Egerton Street

Existing Site Plan
1 : 100

0.0 2.0m 4.0m 6.0m 8.0m 10.0m
GRAPHICAL SCALE 1:100

REV	DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY	DATE
P02	Stage 3 issue | AJ | CB | MWR	16/12/2025
P01	Revised issue | AJ | CB | MWR	24/07/2025
P00	Initial input and issue | AJ | CB | MWR	24/06/2025

RIBA PLAN OF WORK WORKSTAGE Stage 3 - Spatial Coordination	LEVEL OF MODEL DEFINITION (LoD) LoD 4b - Coordinated Model
PURPOSE OF ISSUE - SUITABLE FOR ... Employer / User Group Approval	STATUS or SUITABILITY Status S5 - AP Review/Acceptance

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CLIENT
AVOW

PROJECT TITLE
AVOW, 21 Egerton Street

DRAWING TITLE
Existing Site Plan

PROJECT No
20171

SCALE @ A1
1 : 100

DRAWING No (BS1192:2007 +A2:2016) & BS EN ISO19650
1192: Project - Originator - Volume - Level - Type - Role - Number
19650: Project - Originator - Functional - Spatial - Form - Discipline - Number
Breakdown Breakdown
AES-LAW-X-X-DR-**A-039001**

REVISION
P02

DO NOT SCALE

Any discrepancy or query concerning this drawing should be referred to the Architect
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