



WASTDALE ROAD

VEHICLE ACCESS

PEDESTRIAN ACCESS

JOHANNESBURG GARDENS

GENERAL NOTES

All drawings and schedules to be read in conjunction with one another as well as in conjunction with Structural Engineer's and MEP Engineer's drawings.

SITE MANAGEMENT KEY

The following are suggested arrangements for the Works. Contractor to liaise with the Client, PM and Architect to agree arrangements for the Works prior to implementing any site set up.

- Site Boundary
- Main Vehicle Access
To be maintained throughout the works
- Main Pedestrian Site Access
- Suggested line of heras fencing to secure the Contractor's compound. Contractor to review risk to securing the wider site. Area to be phased where possible to minimise disruption in agreement with the client and returned to the client when complete
- Suggested line of tree protective fencing to Arboricultural Consultant specification. Refer to their Arboricultural Impact Assessment (AIA) for their plan drawing. Fencing be installed prior to commencement of any development or delivery of materials/facilities
- Contractor Compound and Material Storage with secure heras fencing. Final location to be agreed with client.
- Contractor Welfare Area. Final location to be agreed with client.

DESIGNER'S RISK ASSESSMENT KEY

Relevant Information

- 1.1 Carpark in use by staff. Only designated area to be used for compound or storage. Ensure there is enough space for cars to turn when parking.
- 1.2 Public walkway. No construction access or storage.
- 1.3 Public sewer with 5m easement zone either side indicated
- 1.4 Rooms to be in use during works

Risk or Hazard

- 2.1 Risk of other traffic requiring use of this area. Coordination between deliveries and live site required.
- 2.2 Risk of injury to third parties. The works are due to take place in an occupied building with members of the public, staff and visitors in close proximity.
- 2.3 Land around site is residential. Take care when operating machinery that produces excessive noise and dust. Do not operate outside scheduled working hours.
- 2.4 Working in confined spaces. The existing trussed rafter loft space covers a significant portion of the building.
- 2.5 Risk of buried services when making new drainage connections.
- 2.6 Due to differences in site levels, the construction of the restraining wall may pose stability risks, including potential failure from lateral pressure and soil erosion. Ensure that temporary supports are carefully considered to mitigate safety hazards.

Contractor Action

- 3.1 Contractor to complete RAMS for working with the existing building fabric, including any excavation / demolition works.
- 3.2 Contractor to provide signage at the perimeter of the site and contractor compound to identify the works.
- 3.3 Contractor to create a secure compound for waste and material storage area. Contractor to review extent of heras fencing compound to suit site conditions.
- 3.4 Contractor to take care accessing the site with HGV's and employ a banksman as required for safe access to and from the site.

Avoid or Refrain

- 4.1 Site vehicle access / service yard is shared by staff and goods deliveries. Contractor must not use this area for unloading or parking.
- 4.2 The building will be live during the works. Deliveries must therefore be made outside of peak times - to be agreed with the client.
- 4.3 Garden in use by hospital. No contractor access.

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All other design team elements, where indicated, have been imported from the consultants and reference should be made to the individual consultants drawings for exact setting out, size and type of component.

Discrepancies and / or ambiguities within the drawing, between it and information given elsewhere, must be reported immediately to the Architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of practice unless specifically directed otherwise in the specification.

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It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

CDM RESIDUAL HAZARDS
All design material to be read in conjunction with the architect's Site Management Plan and Designer's Risk Assessment

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Project Title
AFG Mill Brook Expansion

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Sheet Title
**Site Management Plan and
Designers Risk Assessment**

Status
TENDER

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