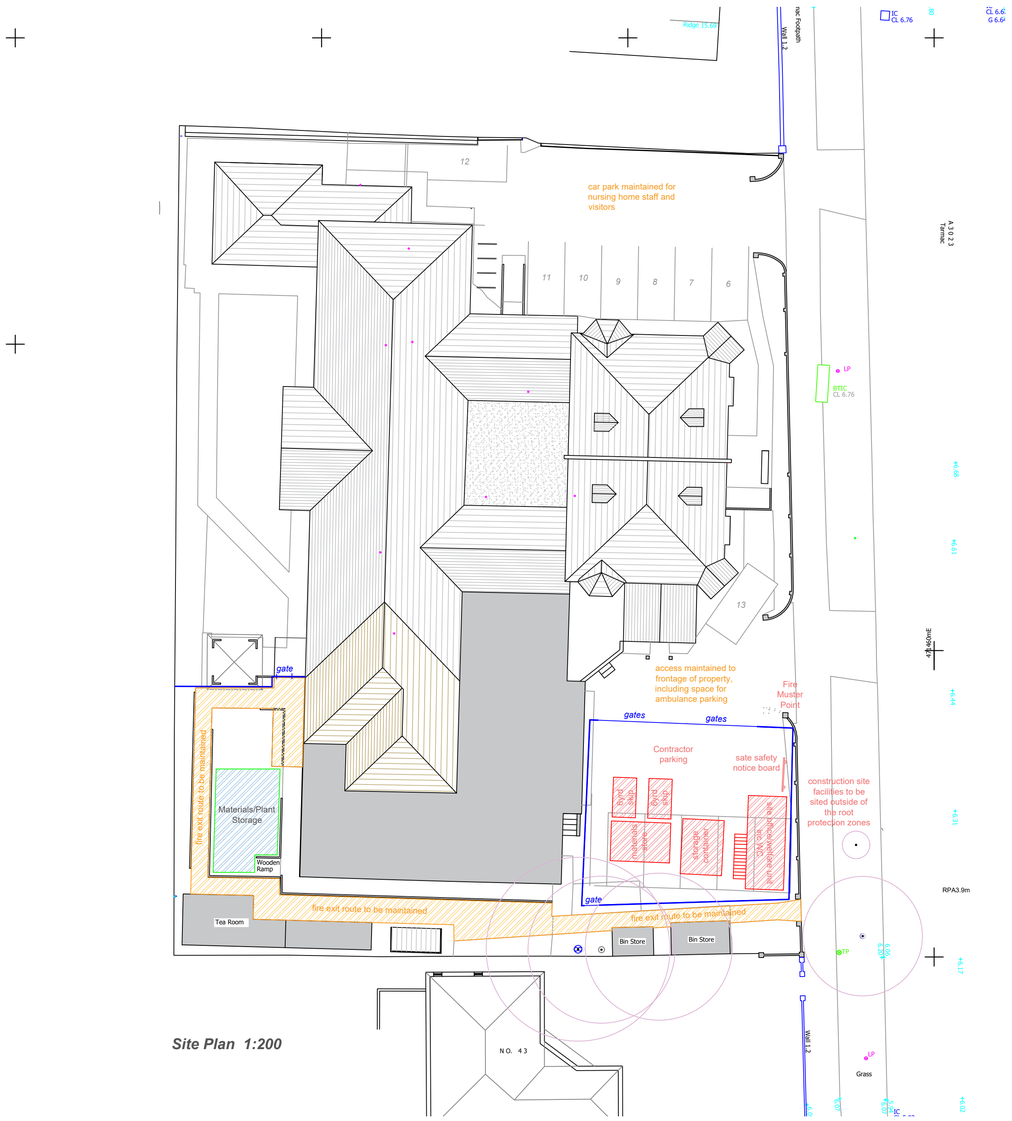

Site Plan 1:200

Address
Oak View Nursing Home, Beech Rd, Hayling Island

Health & Safety
A Construction Health & Safety Plan will be prepared for the works by the Principal Designer in accordance with the CDM Regulations. Client to appoint a Principal Designer to carry out the CDM/Health and Safety matters on the project. Risk assessments to be prepared by the contractor for each element of the construction. Subcontractors to prepare method statements for their elements of the project.

All site personnel will receive a site induction by the foreman/site manager prior to commencing work on the site. The site induction will detail the site rules, emergency procedures, health and safety provisions, sensitivities regarding working within a nursing home, maintaining fire exits from the home etc etc.

A Site office/welfare facility/WC unit will be provided to the frontage of the site, together with a storage container, materials store, skips, etc. The site compound, together with any secondary materials storage areas, will be enclosed with Heras fencing displaying the required safety notices. A further materials store, if required, will be provided to the rear.

The fire exits and escape routes from the home should be maintained at all times. Any scaffolding should be erected to ensure that these escape routes are not obstructed. The responsible person at the nursing home will need to fully assess the fire escapes/fire safety provisions throughout the project to ensure that the occupants of the building are suitably protected. These assessments should be suitably documented

Neighbour Communications
The client will maintain close contact with the neighbours adjoining the site to advise when more disruptive elements of the build are due to be carried out. The client will also seek to maintain good communications with the neighbours throughout the project to ensure that any concerns can be addressed promptly.

Site Boundary
Heras fencing will be erected to the frontage of the site prior to the commencement of any works and the fencing will be maintained for the duration of the project. The fencing will contain the standard health and safety notices. The boundary fence will be secured with a padlock and chain outside of working hours. The contractor will carry out regular inspections of the fencing to ensure that it is in a suitable condition. Tree protection fencing will be provided prior to the commencement of the works in accordance with the tree consultants details

Working Hours
The site working hours will generally be 0800-1800 Monday to Friday and 0800-1300 Saturday, any works required outside of these hours will be agreed with the local authority.

Dust/Noise/Vibration etc
A hose will be provided to the front of the site so that the wheels and underside of contractors vehicles can be cleaned prior to leaving site. The contractor will ensure that the public highway is kept clean and free of dirt/debris at all times. The contractor will appoint the services of Kent Road Sweepers, as necessary, to maintain the cleanliness of the highway.

The contractor will ensure that the site is kept clean and tidy.

Any building activities which create dust will use dust suppressant procedures.

All skips removed from the site will be covered.

The contractor will take all reasonable steps to minimise noise disturbance to the adjacent properties. Where noisy building works are to be carried out the contractor will notify the client so that this can be communicated to the neighbours.

Waste
All waste from the site is to be collected by a licenced carrier. Waste will be separated and recycled where possible. All skips from the site will be covered during collection.

Parking/Traffic
Space will be created on site for contractor parking, whilst maintaining access to the nursing home entrance. The amount of on-site parking facilities will vary during the duration of the building works depending upon the nature/amount of materials needing to be stored on the site.

During peak times contractors will be invited to park in the local public car parks, such as Station Rd car park

The drawings, details and specifications are soley for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

Proposed First Floor Extension
Oak View Nursing
47-49 Beach Rd
Hayling Island
PO1 0JB

Drawing Title

Construction Site Set Up Plan

Client

Oak View Nursing Home

Date:

April 2023

Scale:

1:200 at A1

Drawing No.

SK007 rev B

PMG
SurveyingPlanDrawingConsultancy

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