



General Notes

The Contractor shall carry out and complete the works in a proper and safe workmanlike manner and in compliance with the Clients own instructions and brief. Any inconsistency between the Drawings, these notes, and the conditions on site shall be reported immediately to the specifier. However, the Contractor is deemed to include for carrying out his own survey, taking his own site dimensions, and checking and approving all areas of the project prior to commencing works on site and prior to ordering any goods. DO NOT TAKE DIMENSIONS FROM THE DRAWINGS. The Contractor should ensure that he makes suitable provision for supplying information, drawings, samples or materials for client and LPA approval prior to placing any orders or commencing works on site. Adequately maintain all existing means of escape, public and private footpaths and access roads at all times. During the works ensure that all relevant Local Authority departments and personnel are informed at the required stages for inspections (as necessary) prior to covering over. ensure that all works comply with Building Regulation approval as a minimum, and that operatives are appropriately experienced or qualified for the type and quality of work. These plans have been produced for the benefit of obtaining the relevant approvals from the LPA. All works and extent of works, including decorations, floor coverings, sanitary-ware, fixtures and fittings are to be agreed with the client prior to ordering or installing. Contractor to provide Camera Survey of existing drains where connections proposed. Contractor to confirm invert levels and falls and spec for inspection chambers prior to installation. Contractor must ensure that main road is kept free from Contractors vehicles during working hours, and that free flowing access for neighbours vehicles and emergency vehicles is available at all times.

All work must be of the highest standard and to meet Building Control Approval, using the materials specified or such alternatives as the Building Inspector or Client approves. Materials generally shall conform to the latest editions of the appropriate British Standard issued by the British Standards Institute. Where approval of materials is specified, submit samples to the Architectural Consultant or Building Inspector. Attention is drawn to the fact that in mentioning the name or the description of any of the proprietary articles or materials, this is only for the purpose of preparing these Building Regulation drawings. All articles and materials are to be handled, fixed, mixed and used in strict accordance with the latest published instructions of their manufacturers.

Other suitable and equal articles or materials may be submitted for approval but not so as to delay progress. Materials and workmanship are to be of the best quality for the work in hand. The Contractor is to carry out everything necessary for the proper execution of the works, whether or not shown on the drawings or described in the specification, providing it may be reasonably inferred there from.

HEALTH & SAFETY

The appointed Principal Contractor is expected to manage commonplace hazards encountered frequently on construction sites by standard methods of control familiar to a competent Principal Contractor. Likewise, the Principal Contractor is expected to employ only those contractors who are competent and adequately resourced.

The duties of the Principal Contractor are specified in **Regulations 12, 13 and 14** of CDM2015.

Part extract from **Regulation 12:**

During the pre-construction phase, and before setting up a construction site, the principal contractor must draw up a construction phase plan or make arrangements for a construction phase plan to be drawn up.

DESIGNERS RISK ASSESSMENT

The design team have highlighted unusual and significant risks that may not be obvious to a competent contractor. They are to assist with risk reduction only and not necessarily comprehensive or exhaustive. It is assumed that all works will be carried out by a competent contractor following good site management, procedures and to an approved method statement and following HSE guidance and regulations at all times.

Principal Contractor to provide method statements for the safe working practice for;

- Excavations
- Support of adjacent structure (Temporary & Permanent)
- Protection of site personnel
- Protection of neighbouring properties
- Protection of site visitors and building occupants
- Working at height

CONSTRUCTION RISKS

- Excavations
- Works in close proximity to public and neighbouring properties.
- Construction traffic access & deliveries
- Maintaining temporary support of structures during construction.
- Handling of large materials/units
- Below ground drainage works

ALL DIMENSIONS ARE NOMINAL ONLY AND ARE SUBJECT TO A FULL MEASURED SURVEY & SETTING OUT BY THE BUILDER, ON SITE. DO NOT SCALE FROM THE PLANS

A	23.11.22	Updated DRAFT issue for client approval	SJM
REV.	DATE	DESCRIPTION	BY



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Drawing Title Proposed Site Plan			
Drawing No. 4418-104			Revision A
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