

General
This drawing should be read in conjunction with all architectural, structural, interior designers and M&E engineer's drawings and specifications. For all below ground drainage and structural elements refer to structural engineer's specification.

The information is also intended to assist a competent Building Contractor with a working knowledge of modern and traditional building techniques and practices and familiarity with the latest constructional legislation, to undertake the necessary works to execute the proposed design described on the drawings and in the specification. Prior to commencement the contractor must contact the designer to agree the necessary scope of investigation works, to confirm on site conditions. It should be noted that the results of these investigations may require the drawings and structural design to change.

Approvals and Documents
The Contractor must comply with the requirements of the Building Regulations, Health and Safety at Work Act 1974 and E.C. directives related to Site Management and Safety.

The Building Contractor and Subcontractors must ensure that they are working to the APPROVED drawings.
Any errors or inconsistencies found on the approved drawings or changes made to the approved drawings must be reported to the Architect and Structural Engineer before work is carried out.

The Architect will not accept liability in respect of alterations where they arise without the Architects consent or where materials, products and works that have been specified are altered and incorporated into the works without the Architects or Structural Engineers consent.

The drawings must not be scaled. If no dimension exists - ASK.
The Contractor must fully adhere to all planning and Historic England conditions relating to execution of work.

The building has been designed in accordance with the CDM 2015 Regulations and all reasonable measures have been included to reduce risks during construction and the buildings life. The Contractor is to carry out the works safely.

The Works
All works to be compliant with Historic Buildings / SCC officer requirements.
The works must be carried out in accordance with the relevant drawings, schedules, specifications and calculations.

The drawings do not necessarily show the sole method of undertaking the work. Any deviation must be approved as previously noted.

All work must comply with the current Building Regulations, British Standards, Local Bylaws and NHBC requirements where applicable.

All work to comply with appropriate "British Standards" and "Code of Practice".
Site setting out is the sole responsibility of the Building Contractor and Subcontractors and arithmetical checks must be made on all dimensions shown on the Architects and Structural Engineers drawings when setting out.

Where products or proprietary systems are specified, it is the Building Contractors and Subcontractors responsibility to obtain and rigidly adhere to the manufacturers recommendations for use and installation.

Records should be retained by the Building Contractor of tests, compliance of materials to specified standards or treatments i.e. preservative treated timber, concrete mix data etc.

The location, type and condition of existing services must be clearly established and made safe by the Building Contractor and Subcontractors before demolition, alteration or extension to services.

All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.

Works to the platform elevation must be carefully considered due to the limited platform width. No works to be carried out within 1.25 metres of the platform edge, this includes working space and anything that could fall on the line such as a tower scaffold overturning or collapsing.

Whilst possible to carry out works to lower sections of brickwork using podium steps, any works to the windows and roof must be carried out on scaffolding.

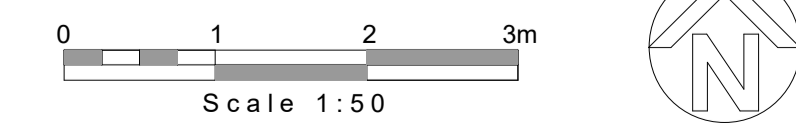
Scaffolding on the platform should be avoidable with the provision of independent scaffolding around the signal box with ladder beams spanning the platform elevation, thus avoiding support from the platform.

Structural Fire Protection
If relevant, refer to Structural Engineer's specification and drawings for fire protection to all structural elements of the works.

Maintenance
Correct installation and regular maintenance will prolong the life of the building. Failure to comply with recommended cleaning and maintenance will invalidate any warranty offered by the manufacturer or installer and the Architects liability in this connection shall be so restricted.

RENEWABLES
PV (Photovoltaic) high performance panel system on preparatory / self-supporting bracket system to rear of garden fence.
PV array to run between Signal Box and existing garden / maintenance shed, all wired back to the existing store located to rear of building.
All cabling and connections to be to approved and current statutory guidance.
Existing store (to rear) to be prepped to contain inverters, battery storage system and related equipment. Contractor to install and coordinate with interior and finishing of the refurbished building to ensure all wiring is concealed and carefully installed to the approval of Historic Buildings Officer.
Net Zero Carbon targets to be discussed with EnergyPro to ensure 'Off-Grid' operation standards are achieved.
Monitoring equipment to be included for Post Occupancy Evaluation (POE) management of the building in operation.

Notes:
DRAWING INFORMATION
Dimensions to be checked on site. All in millimetres (mm) unless stated. Not to be scaled. This drawing and information displayed is the confidential property of ep projects Ltd and shall not be copied or used for any purpose without the written permission of an agent of the company.
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Comments:

Drawn by: TS Date: 02/08/21
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Issued for:
PRELIMINARY
Project: Woolston Station Signal Box Restoration

Client:
The Three Rivers Community Rail Partnership
Drawing: Proposed Site Plan

Project No: 19039
Dwg No: 21002/050
Scale: As indicated@A1
Rev: A

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