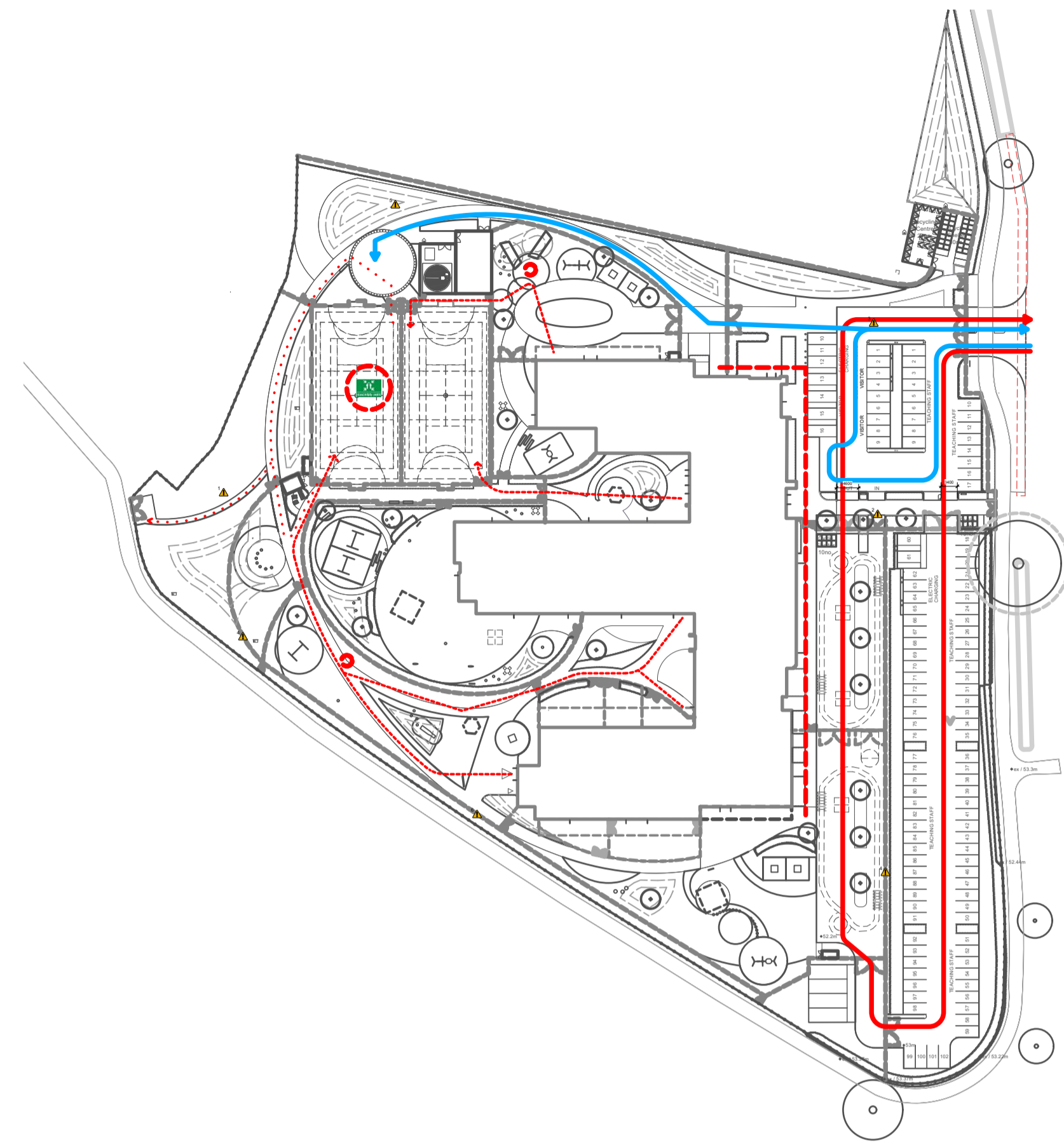







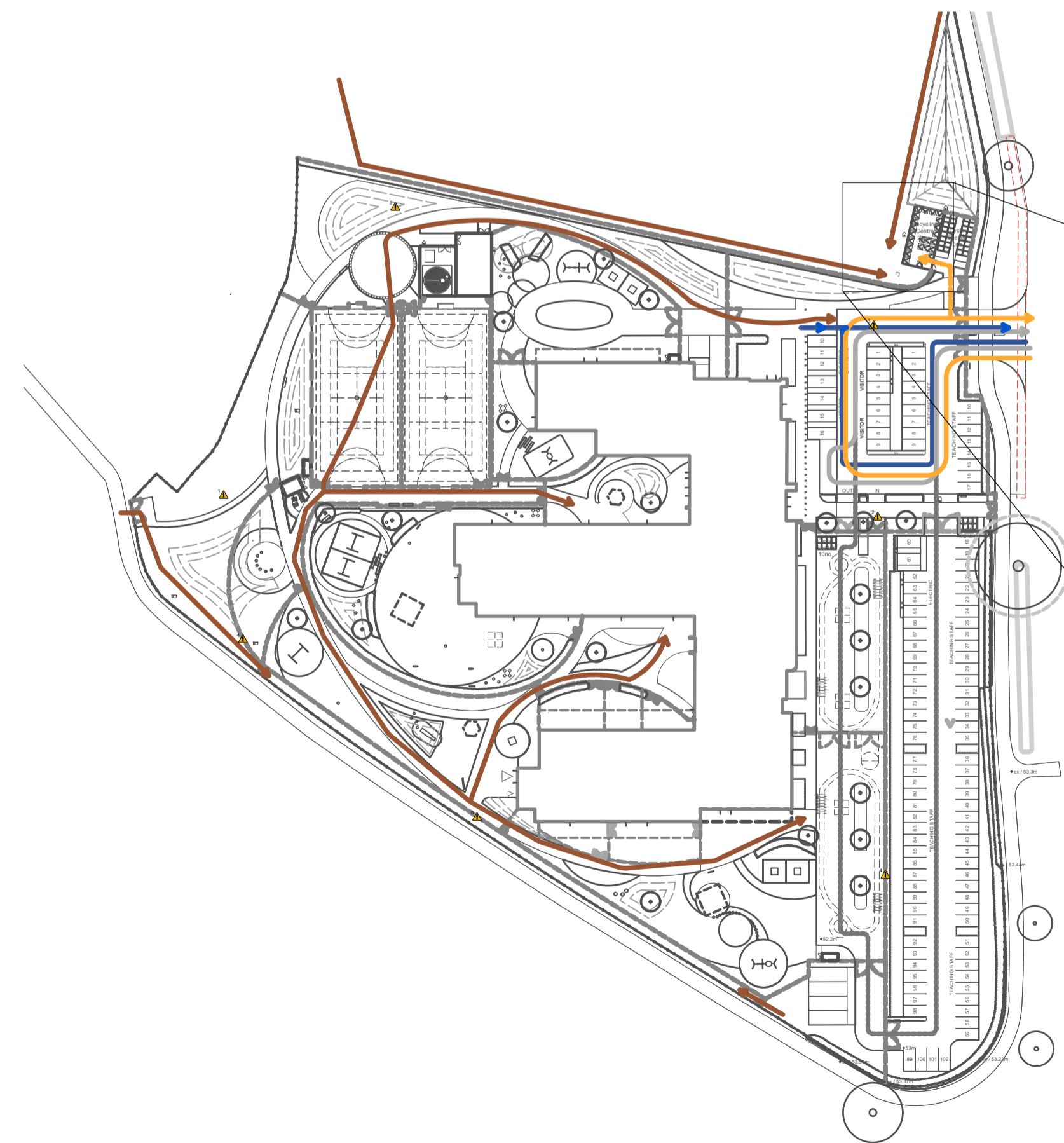







Emergency Vehicle Access

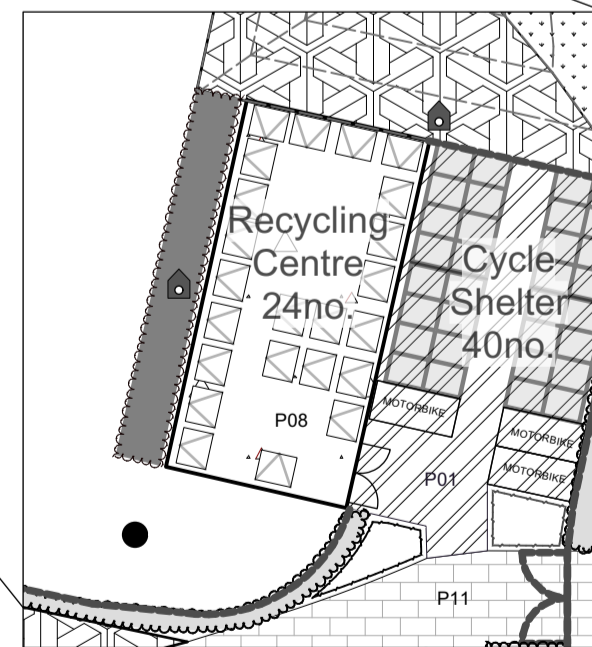


-  Ambulance access
-  Fire Tender access
-  Building Perimeter accessible to Fire Tender - 110m (22%)
-  Main Muster point
-  Initial Muster points
-  Pedestrian fire escape route
-  Access out of site

Maintenance and Servicing Access



-  Maintenance access
-  Refuse collection access
-  Small delivery access
-  Out of hours delivery access
-  Cafe delivery access



Note

1. Do not scale from this drawing.
2. All dimensions are in meters unless otherwise noted.
3. Information shown outside extent of works is for illustrative purposes only.
4. To be read in conjunction with all other Landscape Architects drawings.
5. Details YPB-ALA-XX-XX-DR-L-0000 Series.
6. Details YPB-ALA-XX-XX-DR-L-10000 Series.
7. NBS - YPB-ALA-XX-XX-SP-L-00002
8. MMB - YPB-ALA-XX-XX-RR-L-00001
9. To be read in conjunction with all other discipline's drawings and specifications.
10. Specification and details of built ups to paving, kerbs, edges and structures to be advised by Project Civil Engineer.
11. All subsoils to retaining features, walls to Project Engineers details.
12. Formations levels are to be inspected and approved by the Project Engineer.
13. Highway works by others, cross over and carpark please refer to Civils package.
14. Drainage design, manhole cover positions & final levels to be coordinated with Drainage Engineers.
15. Lighting design, to be coordinated with M&E details, columns are shown for coordination only.
16. Landscape contractor is responsible for all area take offs. Any areas or quantities shown are for information only. Plant numbers should account for slope/gradients.
17. Plant substitutions require approval from Landscape Architect / Client due to safeguarding and health and safety issues in relation to SEND client requirements.
18. Any work to existing trees to be carried out by a suitability qualified Tree Surgeon; All work to be carried out in accordance with AMS. Tree Consultant to advise on all issues regarding works in relation to trees.
19. The following elements are intended to be specialist design packages, subcontractor / specialist to submit drawings for approval prior to procurement and manufacture: a. street furniture b. canopies c. cycle stores. d. metalwork package fencing, e. gates etc. Access control to be coordinated by M&E Consultant for School. Sports furniture and finishes.
20. The following elements are intended to be specialist design packages, subcontractor / specialist designer to submit drawings for approval prior to procurement and manufacture: a. all street furniture b. external classroom canopies c. cycle store d. metalwork package including all fencing, handrails, gates etc. Access control / Gate suiting to be coordinated with WCL M&E Consultant for School & DCC. Sports furniture / finishes / linemarkings. All specialists to submit drawings for approval prior to procurement and manufacture and ensure these are designed in accordance with all relevant BS Standards and Guidance.
21. The contractor is to check all setting out information, levels and dimensions before construction. Any discrepancies are to be brought to the attention of Ares Landscape Architects before commencing on site.
22. Refer to designer risk assessment for details in relation to safeguarding / security issues due to SEND client requirements.
23. Site clearing works as per Ecological and Arboricultural reports.
24. Topsoil / Subsoil stripping to be carried out in accordance with Arboricultural Input for site strip, storage, remediation and repositioning on site. To be carried out in accordance with the Wates Soft Work Manual.
25. Provide small gaps of at least 15cm x 15cm at designated points under all boundary fences to allow movement of small mammals/hedgehogs. These are indicatively shown on the sustainability and biodiversity plans YPB-ALA-00-XX-DR-L-00029 in 11No. locations.
26. Incoming services, meter, substations to MEP information. Please refer to their package for detailed layouts.
27. Drainage design by Drainage Engineer, please refer to Curtins information.

Please refer to YPB-ALA-XX-XX-RR-L-00001 for Risk Assessment and Register			
ID	RISK	MITIGATION	DATE MITIGATED

RESIDUAL PROJECT RISKS

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
30/08/2022	P06	Issued for Planning	KP	KS
18/08/2022	P05	Response to clarification tracker 160822 - Emergency access route out of site added.	KP	KS
06/07/2022	P04	Issued for Draft CPs.	KP	KS

REVISIONS

STATUS
S2 - FOR PLANNING

ares
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CLIENT:
Wates Construction Ltd

PROJECT TITLE:
Ysgol Plas Brondyffryn SEN

DRAWING TITLE:
Access and Circulation 1 of 2

DRAWING SCALE: NTS	DRAWN BY: KP	DRAWN DATE: 28/01/2022
PAPER SIZE: A1	APPROVED BY: KS	ALA PROJECT CODE: ALAT25

DRAWING NUMBER: **YPB-ALA-00-XX-DR-L-00007** STATUS: **S2** REVISION: **P06**