

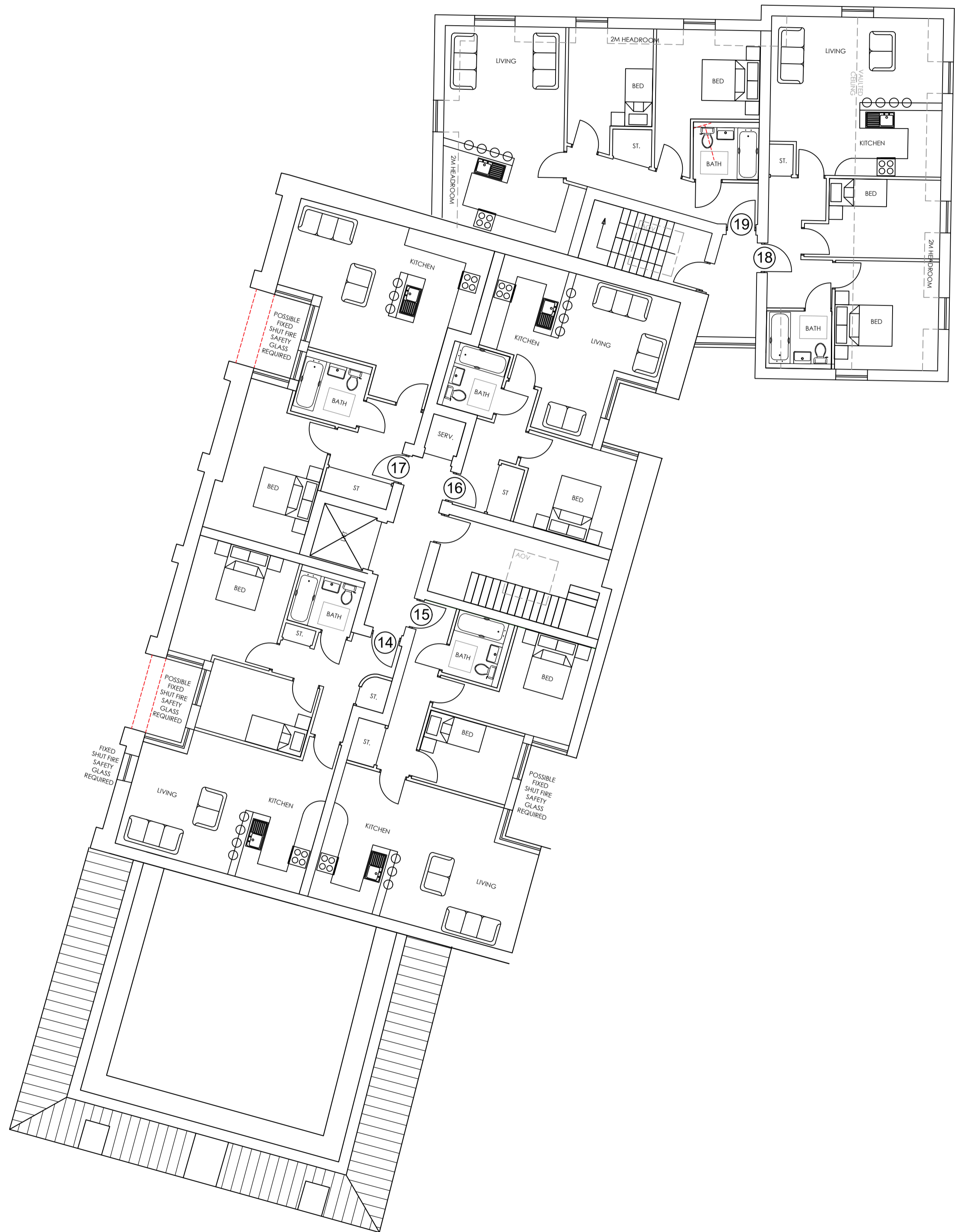
**REQUIREMENT FOR SPRINKLER/ EXTERNAL DRY RISER ARRANGEMENT TO BE AGREED WITH BUILDING CONTROL & FIRE OFFICER.**

**MECHANICAL OR NATURAL VENTILATION MAY BE REQUIRED SUBJECT TO FIRE CONSULTANT'S APPROVAL / CONFIRMATION.**

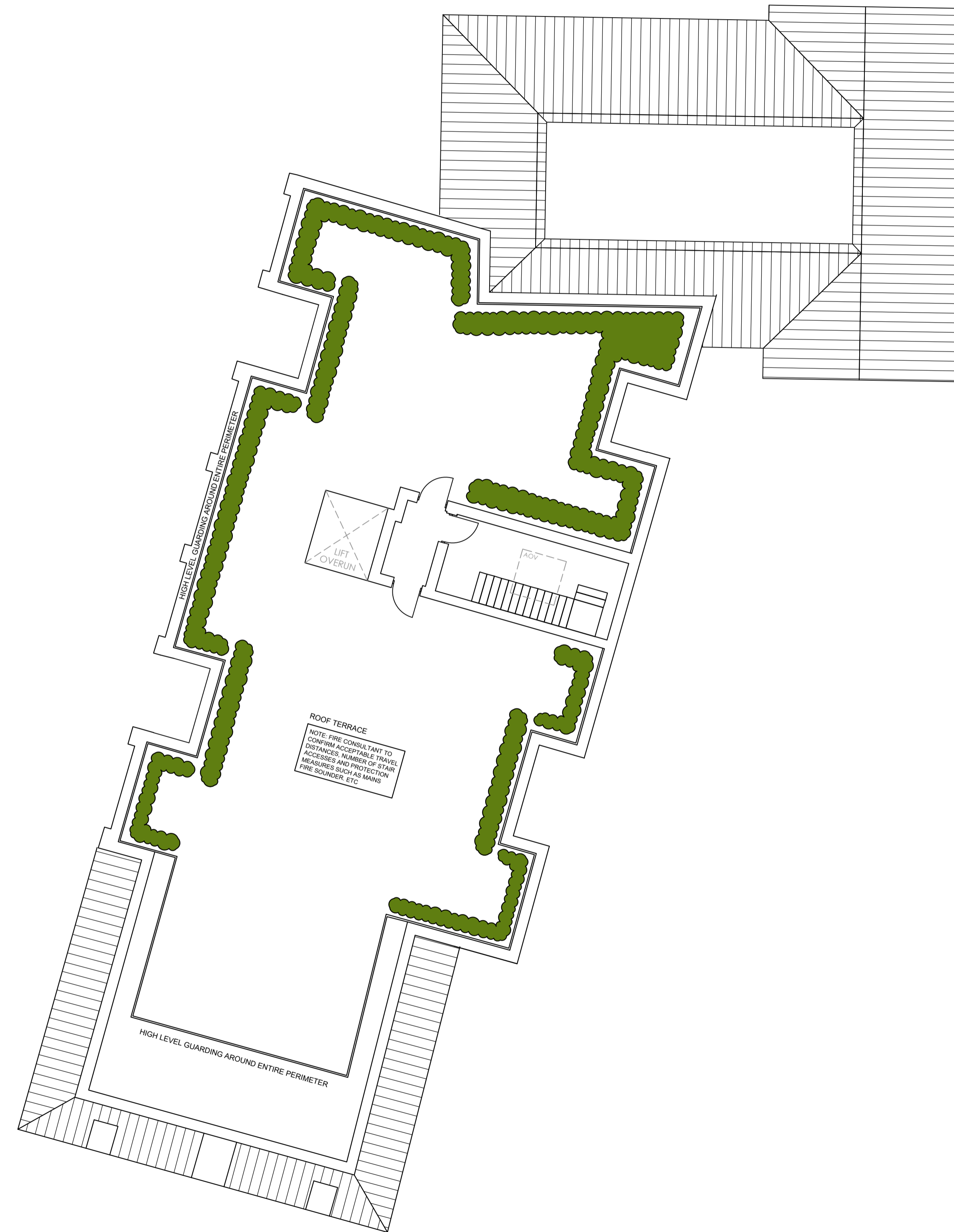
**NOTES-PLANNING**

rev-27-03-23

- The contents of this drawing are copyright.
  - Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
  - Do not scale. Figured dimensions only to be used.
  - Contractor must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
  - All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
  - Shop design to be independently checked by steel fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
  - Macleanman waterproofing specialists (or similar company with relevant P.I insurance) to be instructed and detail of basement waterproofing designs - A/C carry no responsibility or cover for basement designs in terms of waterproofing or structure in any way.
  - A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
  - We take no responsibility for the detached site ownership boundary. Clients must notify us if they feel our plans do not accurately depict their ownership or area of control for planning purposes.
  - We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally designated space standards document.
  - All Cladding & building attachments externally to be all A1 fire rated.
- NOTE: We do NOT take any responsibility and do not carry any P.I cover in relation to any matters relating to the safety Part 3 building regulations, BS 5811 for fire or EWS1 and drawings in no way form a Fire Strategy Report. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.**
- EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1 on buildings outside of the EWS1 reported criteria.
- Part 3 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 3 & fire safety. Please note that subject to a fire consultant's confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)



THIRD FLOOR PLAN  
SCALE 1:100



ROOF PLAN  
SCALE 1:100

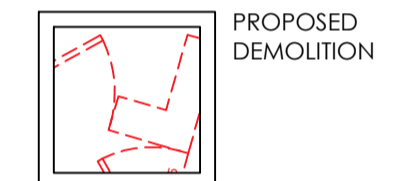
**COMMERCIAL SPRINKLERS**  
A commercial sprinkler system may be required to the entire building subject to fire consultant's confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).  
- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

**MECHANICAL SMOKE EXTRACTION**  
Mechanical smoke extraction to fire lobbies may be required and should be designed by a specialist - client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

**LISTED BUILDING:**  
There is a listed building within this application, no works should be commenced to the listed building or within the curtilage of the listed building until planning approval and all pre commencement conditions have been agreed and discharged with the local authority and conservation officer. When the scheme has a planning approval any deviations internal or external from the awarded listed building consent / planning approval must be approved by the local authority under a new application and approved prior to works commencing on site. It is a criminal offence to damage or alter a listed building without appropriate approval in place.

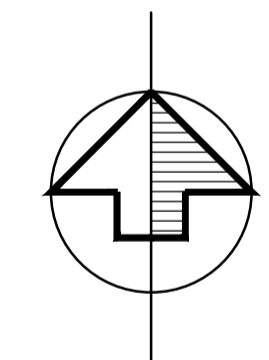
**LEGEND**

10m @ 1:100



SCHEDULE OF ACCOMMODATION	
12 X 2 BED UNITS @ CIRCA:	64 SQ.M / 688 SQ.FT
7 X 1 BED UNITS @ CIRCA:	50 SQ.M / 538 SQ.FT
COMMERCIAL UNIT SPACE:	214 SQ.M / 2303 SQ.FT
OFFICE SPACE:	356 SQ.M / 3831 SQ.FT

EXISTING INFORMATION PROVIDED BY LDS SURVEYS.



C.	Added floorplan	02.06.23	TC
B.	Client changes - Roof terrace	25.05.23	BC
A.	Client changes.	15.05.23	TC

No.	Revision.	date	by

**PROPOSED CONVERSION**  
2 MARKET PLACE,  
RINGWOOD,  
HAMPSHIRE.

**PROPOSED THIRD FLOOR PLAN AND ROOF PLAN**

scale	AS SHOWN @ A1	checked	BC
date	JUNE 2023	drawn	TC/BC

9704 / 103	A	B	C		
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**ARC Architecture Ltd.**

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919  
E-mail: enquires@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk



PRELIMINARY