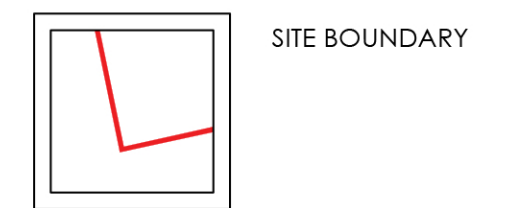


1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with building regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. 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.
6. Start design to be independently checked by a structural engineer for compliance and sign, prior to construction ordering. Dimensions to be checked before fabrication.
7. Masterman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. 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.
9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
10. We do not take responsibility for meeting minimum space or safety in Government technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be all A1 fire rated.
FRS: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety Part B fire regulations. By 2021 for the or (V1) and drawings in no way form a the whole of the design details relating to the safety are shown for indicative purposes only and should be used 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.
EW3: an independent and an appropriately qualified and insured the consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EW3's on buildings outside of the EW3 standard criteria.
 Part B & 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 B & Fire safety. Please note that subject to a fire consultant confirmation that 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) plan changes in relation to the safety could result in loss of usable floor area and potential requirement for additional planning applications. (This list is not exhaustive)

FEASIBILITY SKETCHES - Please note: this sketch is based on limited information and subject to the following list of consultants, reports and searches that should be instructed / consulted as soon as possible to confirm the validity of this feasibility (this list is not exhaustive):

- 1) topographical survey & tree constraints plan by qualified consultant
- 2) local and utility searches
- 3) local policies and constraints: e.g flood zones, SSSIs, conservation areas etc.

LEGEND



SITE BOUNDARY

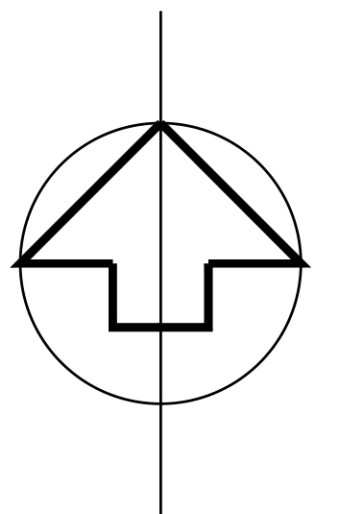


EXISTING TO BE DEMOLISHED

SITE AREA @: 0.49 HEC / 1.2 ACRES

TYPE A (102m ² - 3 STOREY - 3 BED) =	15
TYPE B (70m ² - 2 STOREY - 2 BED) =	1
TYPE C (70m ² - 2 STOREY - 2 BED) =	1
TYPE D (102m ² - 3 STOREY - 3 BED) =	6
TYPE E (97m ² - 3 STOREY - 3 BED) =	12 with garages

35 UNITS TOTAL



SITE PLAN
 SCALE 1:250
 BASED ON O.S INFORMATION
 O.S LICENCE NUMBER 10000/7080

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
 BINGO HALL,
 CHRISTCHURCH ROAD,
 BOURNEMOUTH,
 DORSET.

SITE PLAN SKETCH

scale AS SHOWN @ A1	checked //
date JANUARY 2023	drawn AE

FB7752 / SK11

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