



PROPOSED SITE PLAN
SCALE 1:200
BASED ON TOPOGRAPHICAL SURVEY INFORMATION

10m @ 1:100



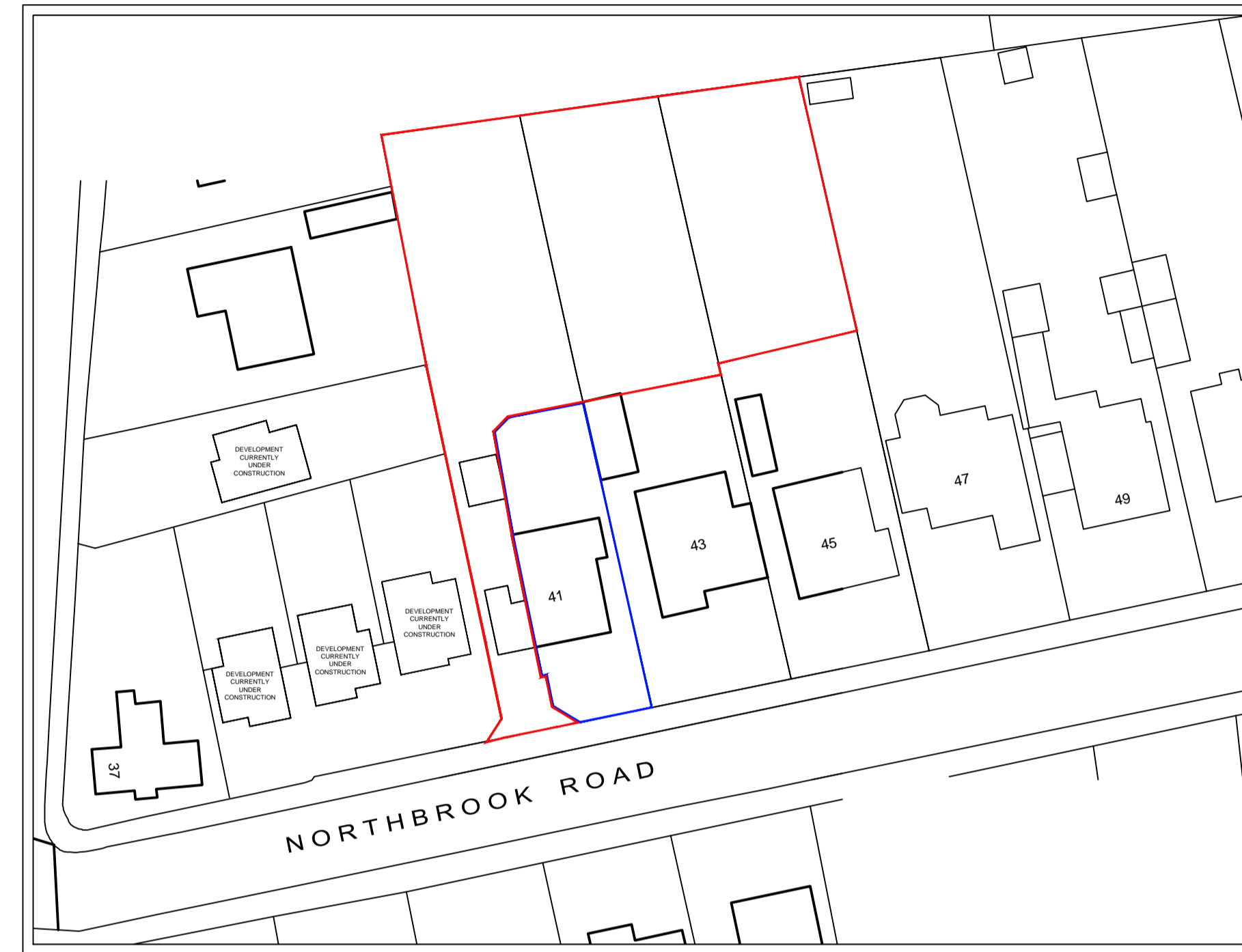
REQUIREMENT FOR SPRINKLER/ EXTERNAL DRY RISER ARRANGEMENT TO BE AGREED WITH BUILDING CONTROL & FIRE OFFICER.

NOTES

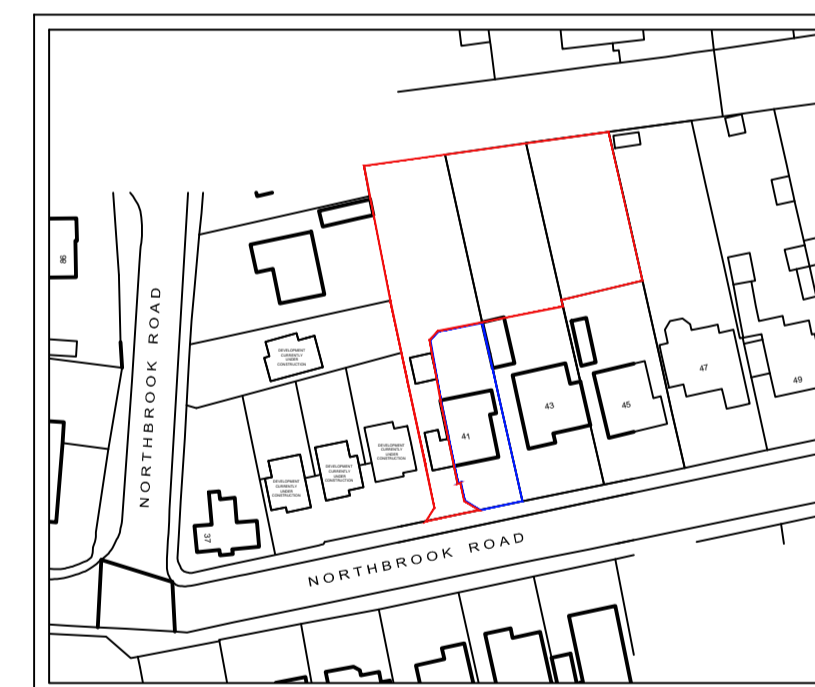
- The contents of this drawing are copyright.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
- All flat roofs to be fitted with a man safe system.
- Please note a domestic sprinkler system may be required - check with your building control inspector
- Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
- Stair design to be independently checked by stair fabricator for regs. compliance, prior to construction/ ordering.
- Macleanian waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility for basement designs in terms of waterproofing or structure in any way.
- "AS BUILT" drawings will only be issued upon request from the client/ contractor. All information within as built drawings is to be confirmed and provided by the client/ contractor. ARC Architecture do not perform regular site inspections to guarantee as built information so contractor or client must sign a letter from ARC to confirm compliance with our plans on site.
- Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
- At Building Regulation stage our instruction is to gain a certificate of building regulations compliance from the chosen Inspector (IA or Private).
- To ensure compliance with EWS1 fire safety forms an independent and an appropriately qualified and insured fire consultant / engineer should be appointed by the client to ensure the finished project can be mortgaged.
- 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.
- At planning stage planning drawings are to only be used for planning purposes.

LEGEND

- SITE BOUNDARY
- LAND ALSO IN APPLICANTS OWNERSHIP
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREES TO BE REMOVED
- PROPOSED SEMI MATURE TREES
- EXISTING TREES TO BE RETAINED
- 2 X 2M VISIBILITY SPY
- TURNING AREA
- OUTLINE OF PREVIOUS APPLICATION



BLOCK PLAN
SCALE 1:500
BASED ON ORDNANCE SURVEY EXTRACT
OS LICENCE NUMBER: 100007080



LOCATION PLAN
SCALE 1:1250
BASED ON ORDNANCE SURVEY EXTRACT
OS LICENCE NUMBER: 100007080

SITE AREA = 0.12 HECTARES / 0.30 ACRES
8 X PARKING SPACES / 2 X PARKING SPACES FOR EXISTING
<u>SCHEDULE OF ACCOMMODATION</u>
4 X 3 BEDROOM CHALET BUNGALOWS
TOTAL PROPOSED GIA ACROSS SITE = 485.7 SQM
TOTAL PROPOSED GIA @ 1.5m headroom = 454.6 SQM
EXISTING GIA TO BE DEMOLISHED = 16.2 SQM

B	HATCH AMENDED	24.06.20	JA
A	OUTLINE OF PREVIOUS APPLICATION SHOWN ON SITE	22.06.20	JA

No.	Revision.	date	by

R/O 41-45 NORTHBROOK ROAD
BROADSTONE
POOLE
BH18 8HD

SITE, BLOCK & LOCATION PLAN

scale AS SHOWN @ A1	checked
date JUNE 2020	drawn JA

9283 / 200

ARC Architecture Ltd.

