

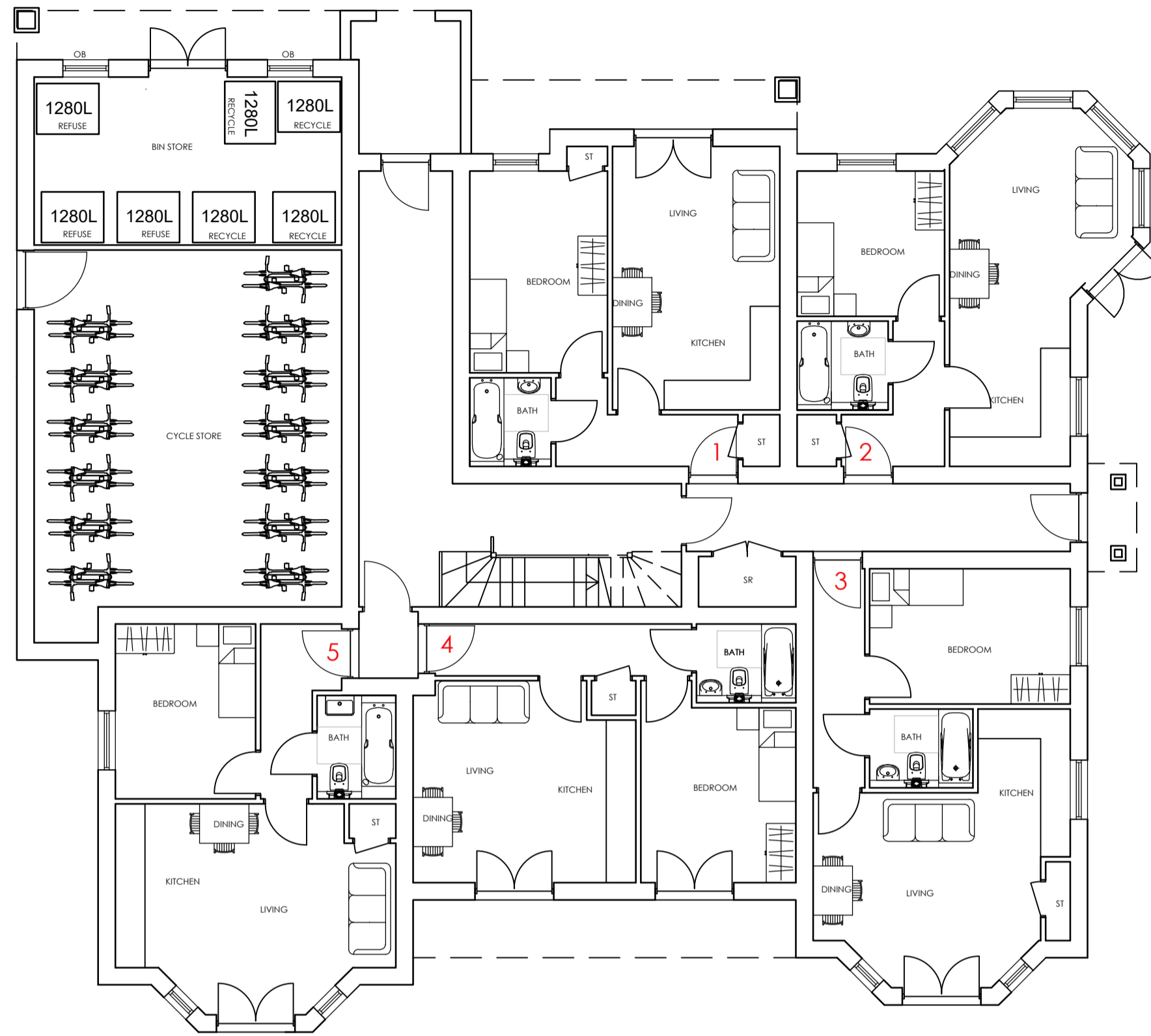
1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies 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 star fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclean 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 of 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 setback in Government technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be @ A1 fire rated.

FIRE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part B Building Regulations, BS 9999 for fire or FWS1 and drawings in no way form a fire strategy report. All general 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.

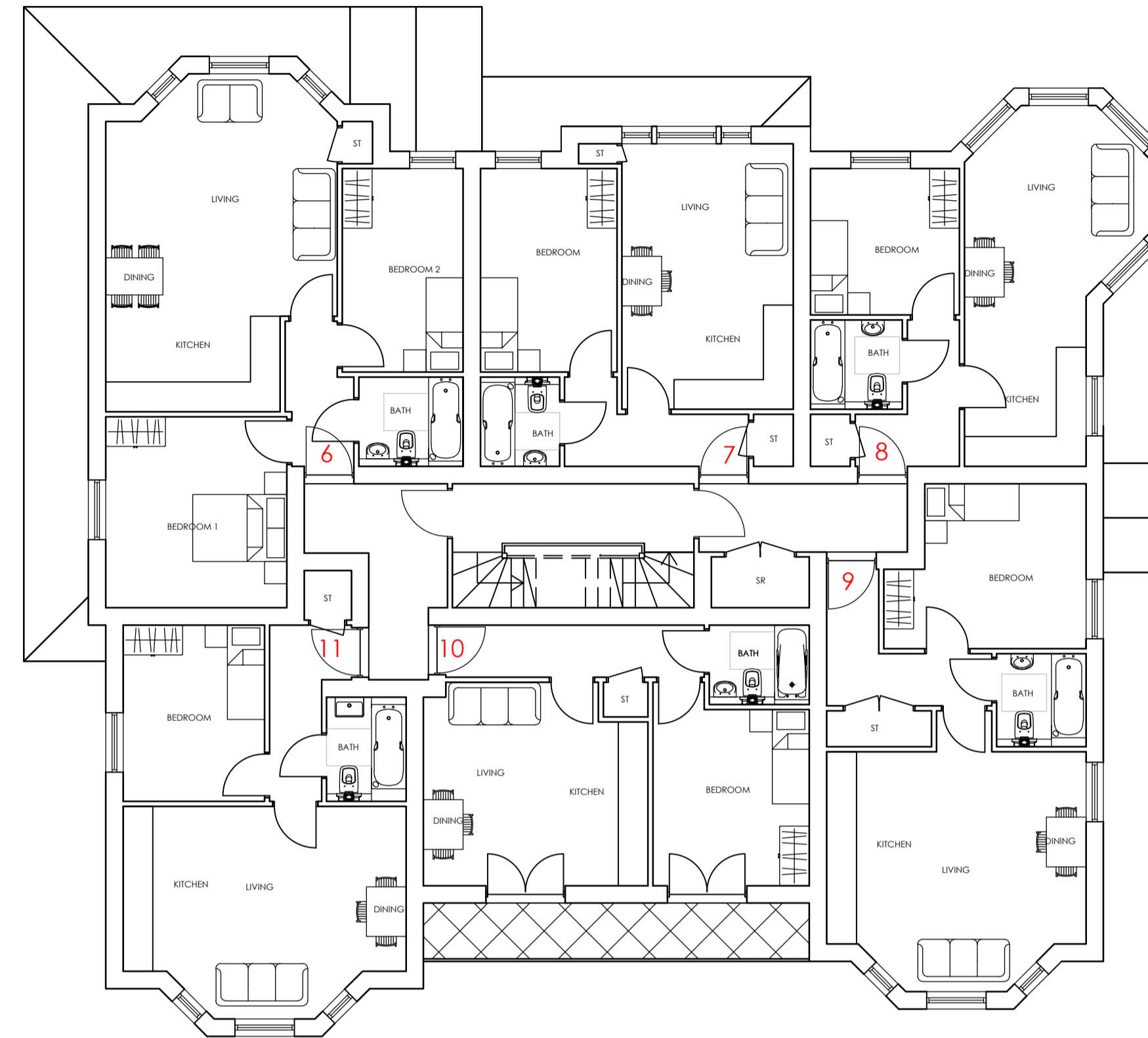
EW1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EW1's on buildings outside of the EW1 standard criteria.

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 consultants confirmation/ report the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extractor 3) Heat shut fire safety glass 4) some sprinkler systems require large hanging tanks 5) panic 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)

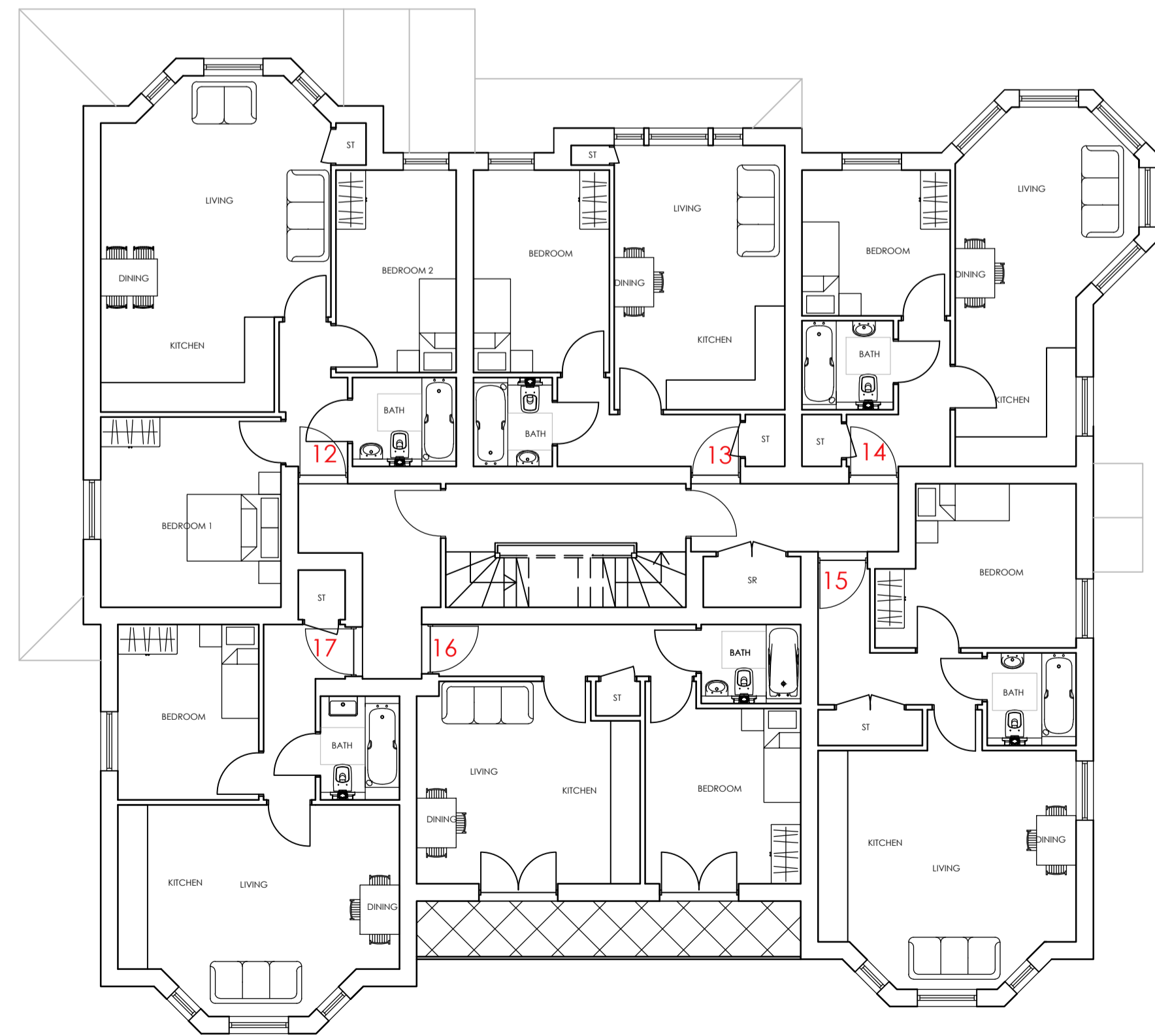
Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.



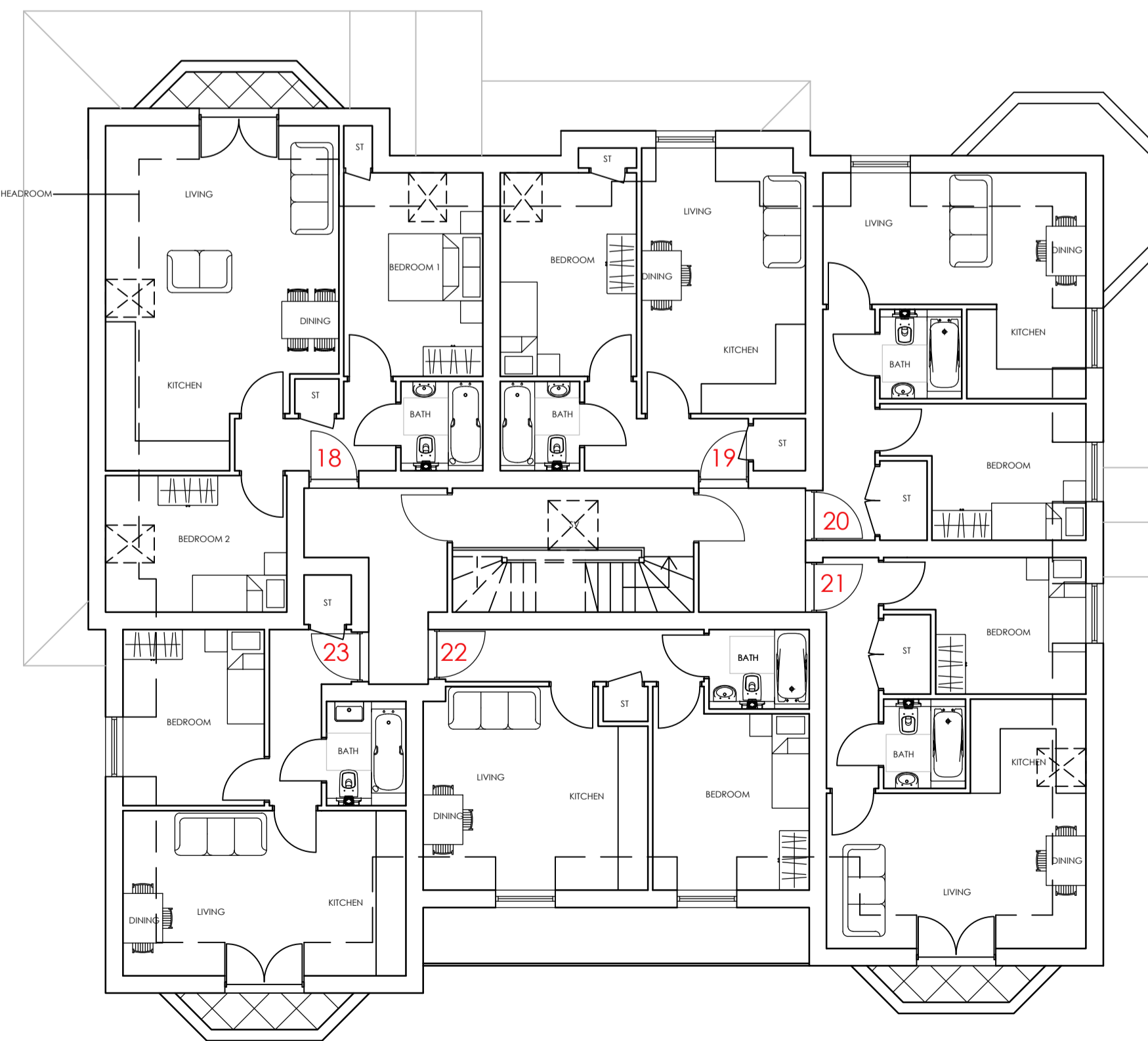
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

SCHEDULE OF ACCOMMODATION

UNIT 1:	1	BED FLAT @ 39.9 SQM / 429 SQFT
UNIT 2:	1	BED FLAT @ 39.2 SQM / 421 SQFT
UNIT 3:	1	BED FLAT @ 42.3 SQM / 455 SQFT
UNIT 4:	1	BED FLAT @ 40.1 SQM / 431 SQFT
UNIT 5:	1	BED FLAT @ 41 SQM / 441 SQFT
UNIT 6:	2	BED FLAT @ 61.5 SQM / 661 SQFT
UNIT 7:	1	BED FLAT @ 39.9 SQM / 429 SQFT
UNIT 8:	1	BED FLAT @ 39.2 SQM / 421 SQFT
UNIT 9:	1	BED FLAT @ 47.9 SQM / 515 SQFT
UNIT 10:	1	BED FLAT @ 40.1 SQM / 431 SQFT
UNIT 11:	1	BED FLAT @ 42 SQM / 451 SQFT
UNIT 12:	2	BED FLAT @ 61.5 SQM / 661 SQFT
UNIT 13:	1	BED FLAT @ 39.9 SQM / 429 SQFT
UNIT 14:	1	BED FLAT @ 39.2 SQM / 421 SQFT
UNIT 15:	1	BED FLAT @ 47.9 SQM / 515 SQFT
UNIT 16:	1	BED FLAT @ 40.1 SQM / 431 SQFT
UNIT 17:	1	BED FLAT @ 42 SQM / 451 SQFT
UNIT 18:	2	BED FLAT @ 61.1 SQM / 657 SQFT
UNIT 19:	1	BED FLAT @ 39 SQM / 419 SQFT
UNIT 20:	1	BED FLAT @ 39.2 SQM / 421 SQFT
UNIT 21:	1	BED FLAT @ 41.1 SQM / 442 SQFT
UNIT 22:	1	BED FLAT @ 40.1 SQM / 431 SQFT
UNIT 23:	1	BED FLAT @ 39.2 SQM / 421 SQFT

C ACCOMMODATION SCHEDULE AMENDED. 16.08.23 JA
B GROUND & UPPER FLOORS AMENDED. 25.07.23 JA
A DOORS SHOWN IN UNIT 2 11.05.23 JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
BABBACOMBE LODGE,
WESTHILL ROAD,
BOURNEMOUTH,
DORSET,
BH2 5 PH.

PROPOSED FLOOR PLANS

scale	AS SHOWN @ A1	checked	
date	APRIL 2022	drawn	JA

9497 / 401

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