

- 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.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any stop 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.
- Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Mechanical 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.
- 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 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.
- We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be all 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 9991 for fire or EW51 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.
- EW51: 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 EW51's on buildings outside of the EW51 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/input the following points may be required in some or all areas of the building: 1) Sprinkler systems 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of salable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

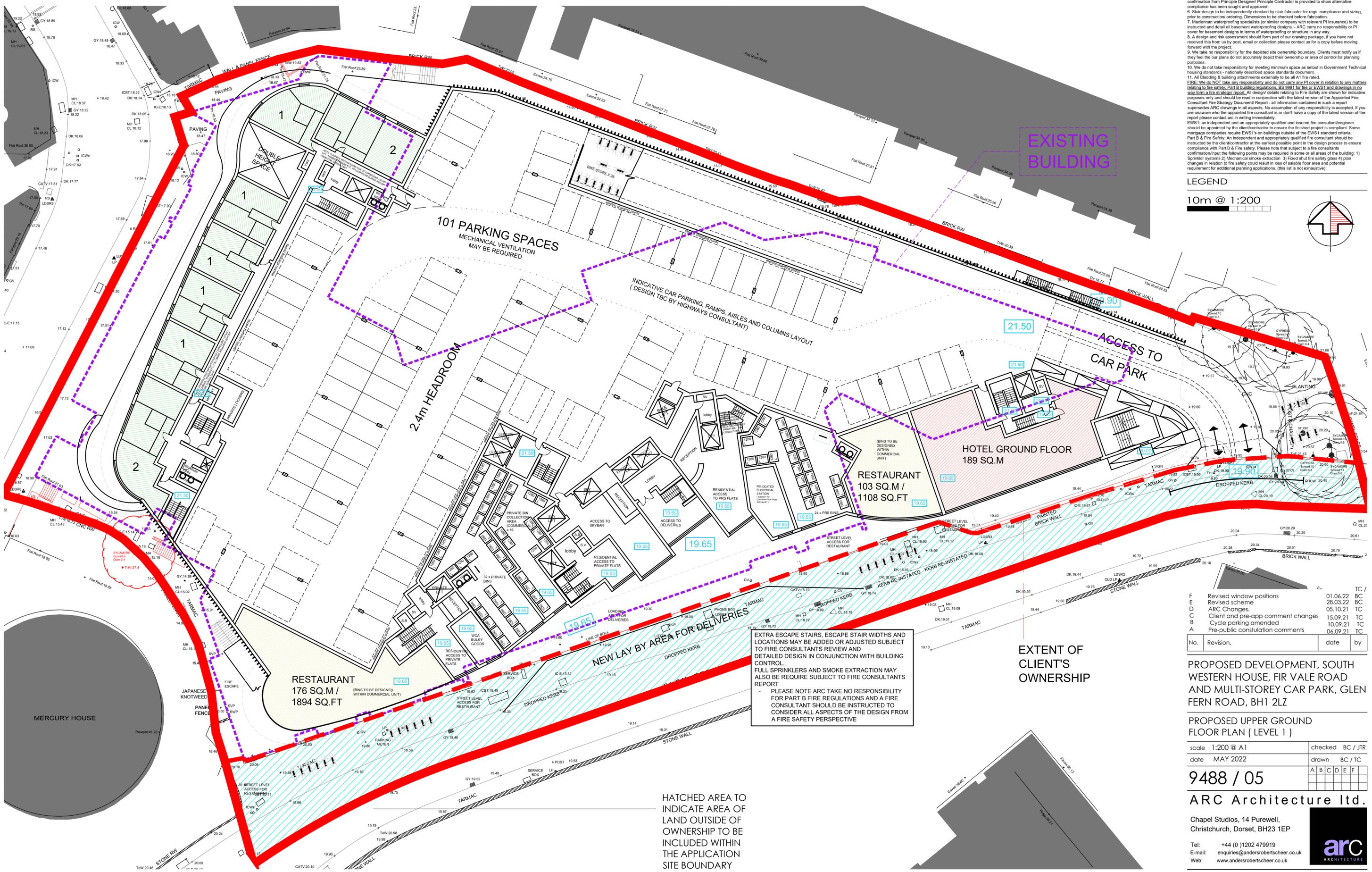
SURVEY PROVIDED BY LDS

SURROUNDING BUILDINGS (OVER 2 STOREY)

PRS - (PRIVATE RENTED SECTOR) 7 FLATS

5 X 1 BED APARTMENTS @ CIRCA 39 SQ.M / 420 SQ.FT

2 X 2 BED APARTMENTS @ CIRCA 62 SQ.M / 667 SQ.FT



LEGEND

10m @ 1:200



No.	Revision	date	by
F	Revised window positions	01.06.22	TC / BC
E	Revised scheme	28.03.22	BC
D	ARC Changes	05.10.21	TC
C	Client and pre-app comment changes	15.09.21	TC
B	Cycle parking amended	10.09.21	TC
A	Pre-public consultation comments	06.09.21	TC

PROPOSED DEVELOPMENT, SOUTH WESTERN HOUSE, FIR VALE ROAD AND MULTI-STOREY CAR PARK, GLEN FERN ROAD, BH1 2LZ

PROPOSED UPPER GROUND FLOOR PLAN ( LEVEL 1 )

scale 1:200 @ A1	checked BC / JTR
date MAY 2022	drawn BC / TC

9488 / 05

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EXTRA ESCAPE STAIRS, ESCAPE STAIR WIDTHS AND LOCATIONS MAY BE ADDED OR ADJUSTED SUBJECT TO FIRE CONSULTANTS REVIEW AND DETAILED DESIGN IN CONJUNCTION WITH BUILDING CONTROL. FULL SPRINKLERS AND SMOKE EXTRACTION MAY ALSO BE REQUIRE SUBJECT TO FIRE CONSULTANTS REPORT. PLEASE NOTE ARC TAKE NO RESPONSIBILITY FOR PART B FIRE REGULATIONS AND A FIRE CONSULTANT SHOULD BE INSTRUCTED TO CONSIDER ALL ASPECTS OF THE DESIGN FROM A FIRE SAFETY PERSPECTIVE

HATCHED AREA TO INDICATE AREA OF LAND OUTSIDE OF OWNERSHIP TO BE INCLUDED WITHIN THE APPLICATION SITE BOUNDARY