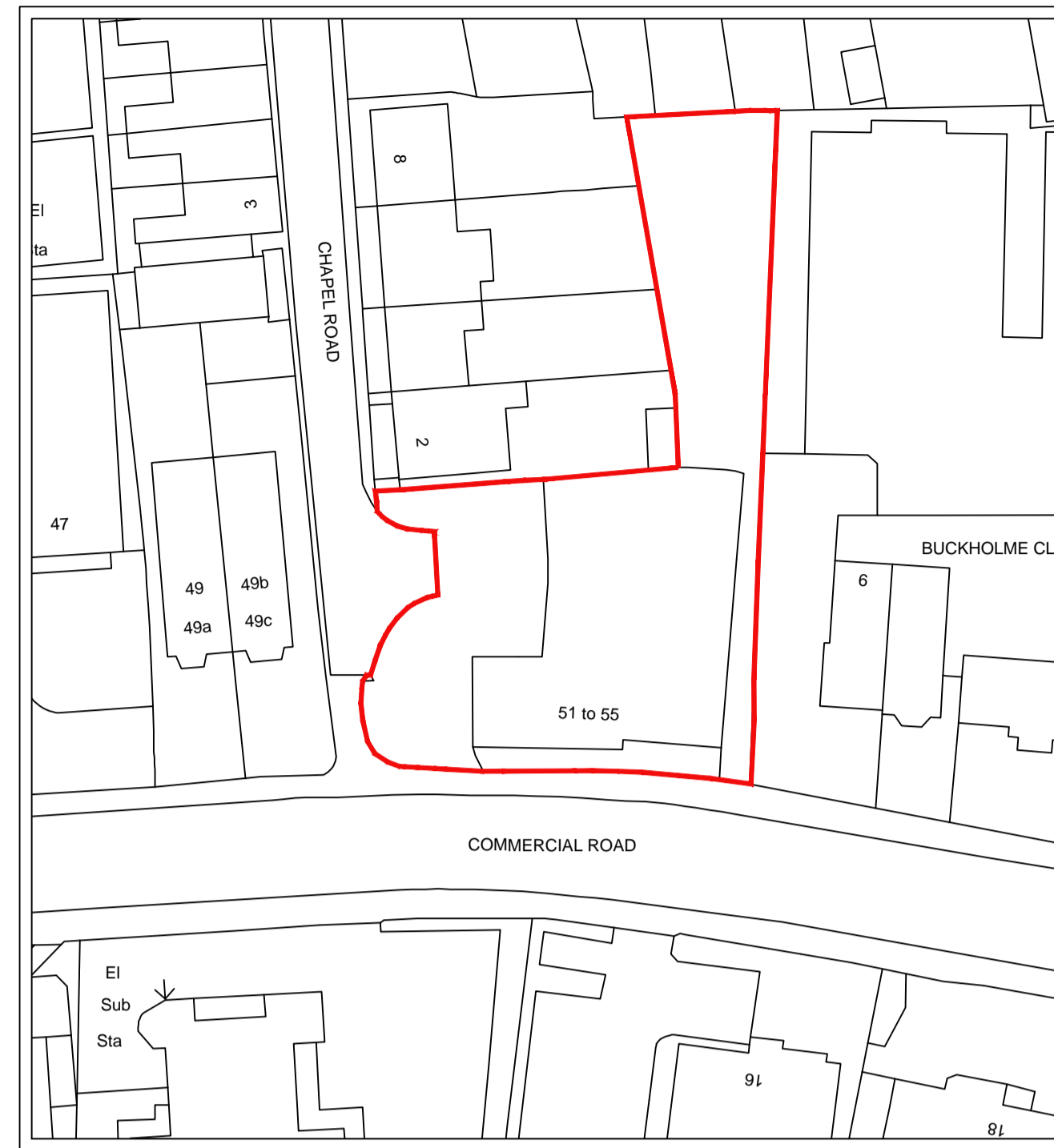
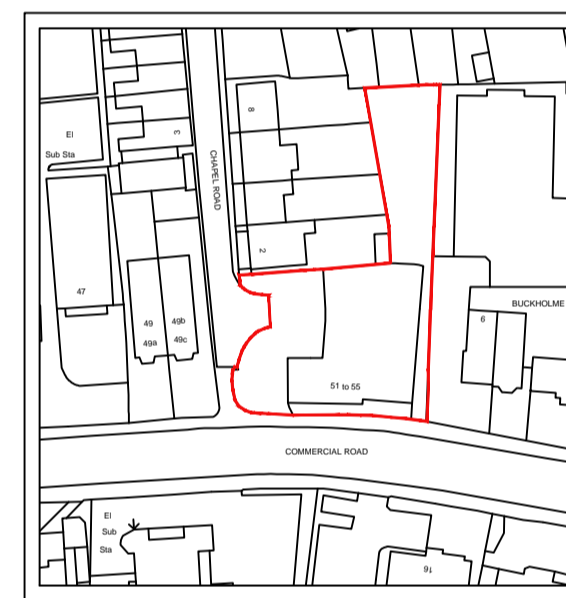


SITE PLAN
BASED ON TOPOGRAPHICAL INFORMATION
SCALE 1:200



BLOCK PLAN
SCALE 1:500
BASED ON O.S. INFORMATION
O.S. LICENCE NUMBER 100007080



LOCATION PLAN
SCALE 1:1250
BASED ON O.S. INFORMATION
O.S. LICENCE NUMBER 100007080



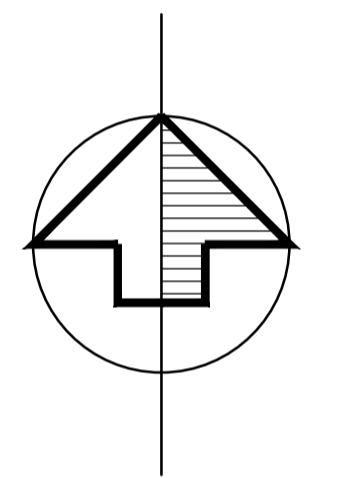
EXISTING STREET SCENE
NOT TO SCALE

NOTES

- The contents of this drawing are copyright.
- 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.
- Please note a domestic sprinkler system may be required - check with your building control inspector.
- Fixed fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
- Final design to be independently checked by a structural engineer for compliance, prior to construction/ ordering.
- Accession waterproofing specialist (or similar company with relevant PI insurance) to be instructed and detail of 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 regulators compliance from the chosen inspector (JA 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.
- Mechanical ventilation may be required to basement car parks and apartment lobbies.

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED
- 2 X 2M VISIBILITY SPLAYS



SITE AREA: 0.10 HECTARES / 0.24 ACRES
8 X UNALLOCATED PARKING SPACES
14 X 1 BEDROOM FLATS
14 X CYCLE SPACES
PROPOSED GIA ACROSS SITE @: 783.9 SQM / 8434 SQFT

H	PARKING NOTE AMENDED.	30.11.20	JA
G	MINOR AMENDMENT.	30.11.20	JA
F	STREET SCENE UPDATED.	30.11.20	JA
E	PARKING CLUB SPACE SHOWN.		
D	PLANNERS COMMENTS.	27.11.20	JA
E	REVISED FLOOR PLAN SHOWN.	13.11.20	JA
C	ADDITIONAL PARKING SPACE ADDED.		
C	CYCLE / BIN STORAGE / PARKING REVISED.	12.11.20	JA
B	EXISTING TREES SHOWN TO BE REMOVED.	14.09.20	JA
A	REVISED SITE PLAN AND ELEVATION SHOWN.	02.09.20	JA

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
51-55 COMMERCIAL ROAD,
POOLE,
DORSET,
BH14 0JB.

SITE, BLOCK, LOCATION PLANS &
STREET SCENE

scale AS SHOWN @ A1	checked
date AUGUST 2020	drawn JA
9363/100	A B C D E F G H

ARC Architecture Ltd.

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

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



INDICATIVE STREET SCENE
SCALE 1:100