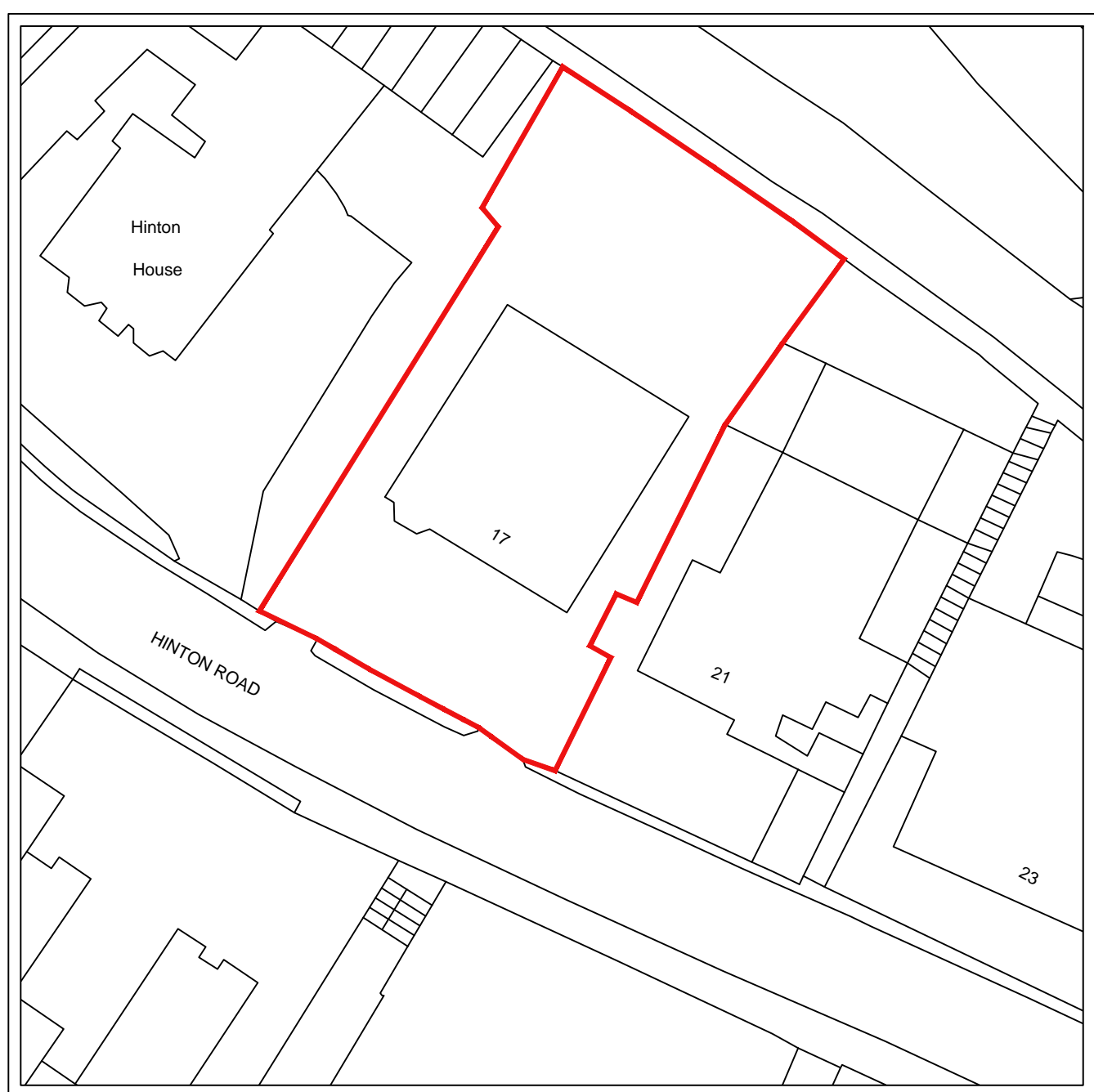
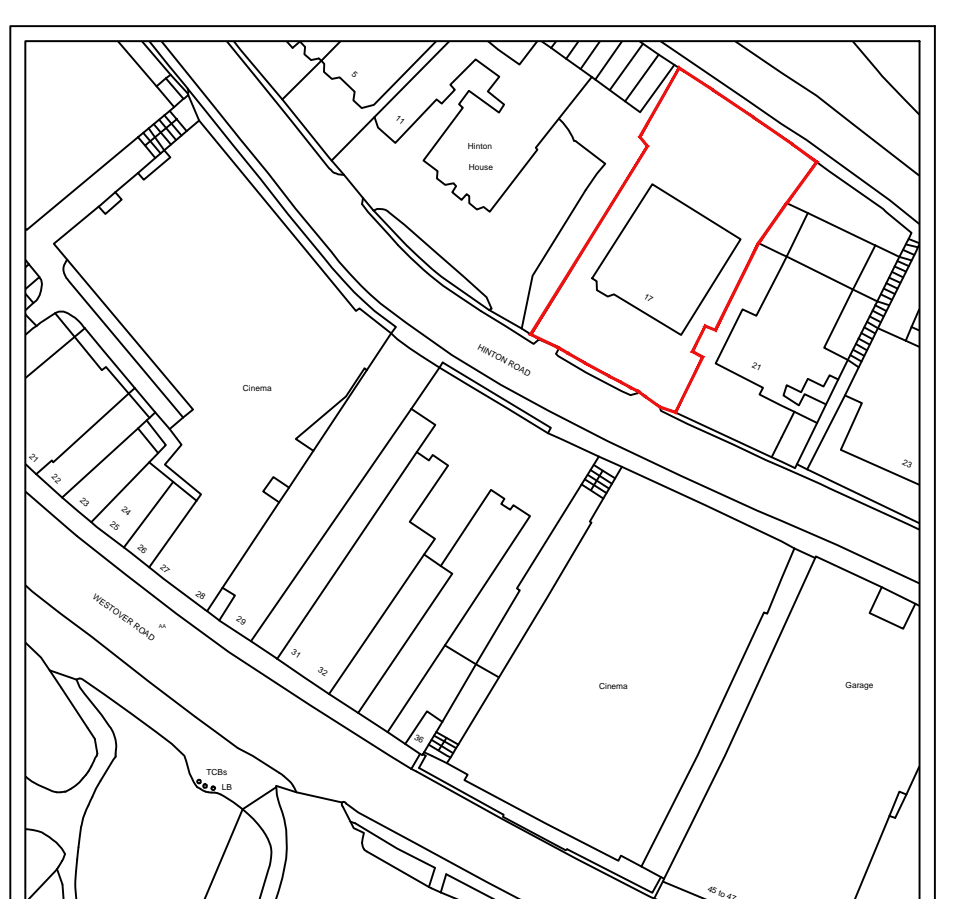




SITE PLAN
SCALE 1:200
BASED ON TOPO INFORMATION

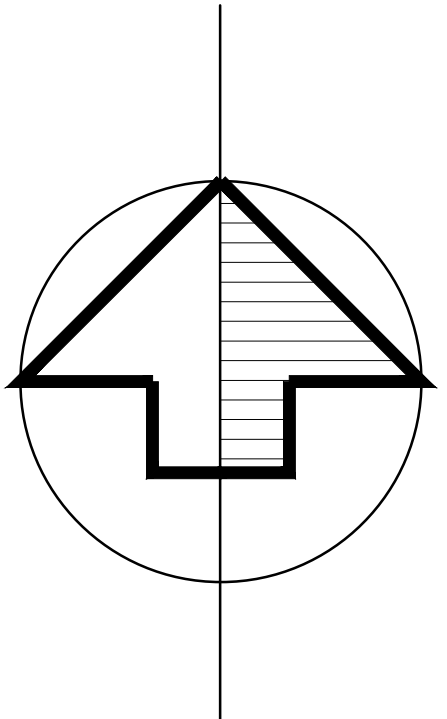


BLOCK PLAN
SCALE 1:500
BASED ON O.S. INFORMATION
O.S. LICENCE NUMBER 100007080



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

SITE AREA: 0.12 HECTARES / 0.29 ACRES
 4 X CAR CLUB SPACES (DISABLED SPACES)
 1 X DELIVERY BAY
 40 X CYCLE SPACES & 4 X VISITOR CYCLE SPACES
 2 X 2 BED FLATS
 38 X 1 BED FLATS
 GIA ACROSS SITE @ 2840.2 SQM / 30560 SQFT
 CIL AREA @ 2807 SQM / 30203 SQFT



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.
- Maedeman 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 EW51 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
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- 2 X 2M VISIBILITY SPLAY
- PAVEMENT WIDENING
- INDICATIVE PLANTING

L.	REVISED FLOOR PLAN SHOWN ON SITE	25.01.21	JA
K.	PARKING AND LAYOUT AMENDED.	21.01.21	JA
J.	GYM DOOR AMENDED.	14.10.20	JA
I.	CYCLE STORE REVISED.	14.10.20	JA
H.	UPDATED FLOOR PLAN SHOWN ON SITE. TREE INFORMATION UPDATED.	09.10.20	JA
G.	CYCLE STORE AMENDED. VISITOR CYCLE SPACES ADDED.	09.10.20	JA
F.	BIN ANNOTATION AMENDED	08.07.20	JA
E.	CAR CLUB SPACES ADDED	25.06.20	BC
D.	ALL ASPECTS OF PLAN REVISED	10.06.20	JA
C.	PARKING REVISED	02.06.20	JA
B.	BIN STORE AMENDED	20.04.20	TC
A.	AMENDED FLOOR PLANS SHOWN ON SITE	13.02.20	JA

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
17 & 19 HINTON ROAD,
BOURNEMOUTH,
DORSET,
BH1 2EE.

SITE, BLOCK & LOCATION PLANS.

scale	AS SHOWN @ A1	checked	CS
date	APRIL 2020	drawn	BC/JA/TC

9273/100

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