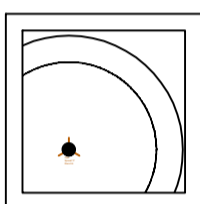
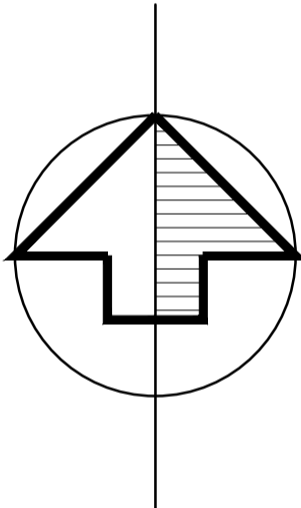


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LEGEND

-  SITE BOUNDARY
-  EXISTING BUILDING TO BE DEMOLISHED
-  TREES TO BE RETAINED
-  TREES TO BE REMOVED



SITE AREA: 0.166 HECTARES / 0.410 ACRES			
20 X PARKING SPACES			
24 X CYCLE SPACES			
PROPOSED GIA - 1,889.0 SQM			
EXISTING GIA - 383.6 SQM			
C.	Bin store relocated following comments.	25.10.21	WD
B.	Site boundary amended following comments.	08.09.21	WD
A.	Amendments following tree comments.	16.08.21	WD
No.	Revision.	date	by

PROPOSED DEVELOPMENT
22 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

SITE, BLOCK & LOCATION PLANS

scale	AS SHOWN @ A1	checked	//
date	MAY 2021	drawn	WD
9472/100		A.	B.
		C.	

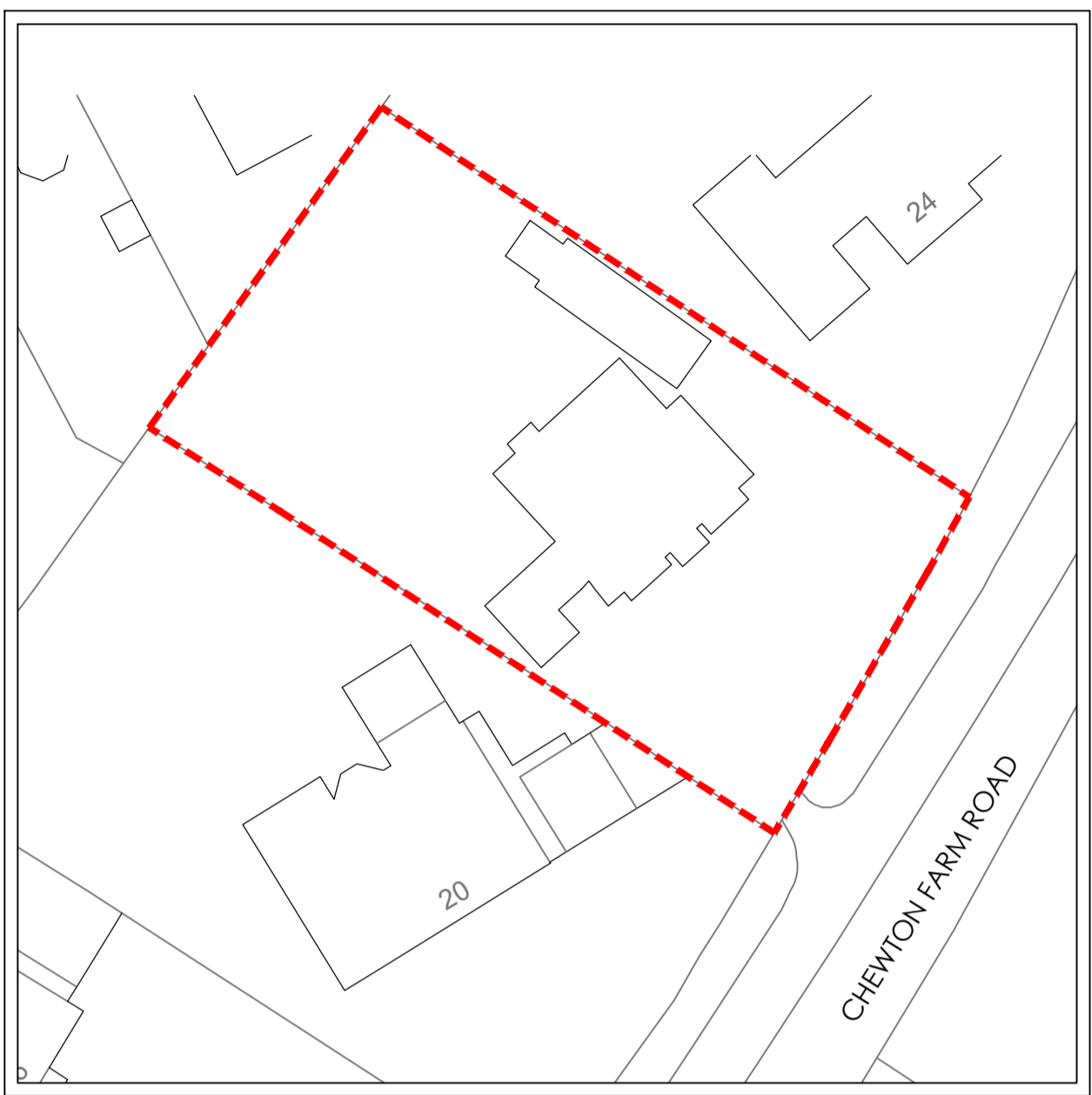
ARC Architecture Ltd.

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Web: www.andersrobertscheer.co.uk



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



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:500



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:1250

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following:

GENERAL NOTES:

- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public, working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor carrying out the next phase of works on this site.

INFORMATION

PRE-CONSTRUCTION INFO FROM CLIENT

Information received from client: Topographical survey Tree report

Outstanding information remains as residual risk, please request ARC appendix B for full list requested...

DESIGN INFORMATION

Further design info to be provided at subsequent stages of design / building regulations process

CONSTRUCTION RISKS

- CONSTRUCTION ACCESS
 - 1) Proximity to overhead trees
 - 2) Restricted access / visibility
- PROXIMITY TO HIGHWAYS / FOOTPATHS

* Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

PROXIMITY TO OVERHEAD SERVICES

Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

- MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES
- MAINTAINING STRUCTURAL SUPPORT TO BOUNDARIES WHERE LEVELS DIFFER WITHIN ADJACENT OWNERSHIP / PUBLIC LAND / HIGHWAYS

** Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site, in conjunction with structural engineer

FLAT ROOF ACCESS

Roof access for construction to be undertaken by specialist using specialist equipment, e.g. scaffolding, appropriately designed and installed man safe system by specialist designer.

ROOFLIGHT SPECIFICATION

To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning glass

PLACEMENT OF SUDS

When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan

MAINTENANCE RISKS

ACCESS TO AOV'S

Maintenance to be undertaken by specialist using specialist equipment, e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

CLEANING WINDOWS

Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems.

Sliding glazing to balcony's can be cleaned from balcony

STAINING TIMBERS

Low maintenance imitation cladding to be specified to avoid high level maintenance.

or maintenance to be undertaken by specialist contractor using appropriate scaffolding or safe access to timber boarding

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems.

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum

Roof access for maintenance to be undertaken by specialist using specialist equipment, e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.

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LEGEND

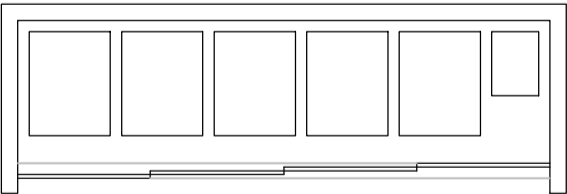
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ADAPTABLE AND ACCESSIBLE HOMES.



STREET SCENE (FOR INDICATIVE PURPOSES ONLY)
SCALE 1:125



BIN STORE ELEVATIONS
SCALE 1:100



BIN STORE FLOOR PLAN
SCALE 1:100

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
22 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

STREET SCENE & BIN STORE

scale	AS SHOWN @ A1	checked	
date	MAY 2021	drawn	WD

9472 / 104
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arc
ARCHITECTURE

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LEGEND

MATERIALS SCHEDULE:

EXTERNAL WALLS:-	. NEW ENGLAND BOARDING . STONE . BUFF BRICK
WINDOWS & DOORS:-	. TIMBER SASH
ROOF:-	. SLATE EFFECT TILES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

A. Side elevations amended to mach 21.10.21 WD
rear elevations.

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
22 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	MAY 2021	drawn	WD
		A.	

9472 / 103

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FRONT SOUTH EAST ELEVATION
SCALE 1:100



SIDE NORTH EAST ELEVATION
SCALE 1:100



REAR NORTH WEST ELEVATION
SCALE 1:100

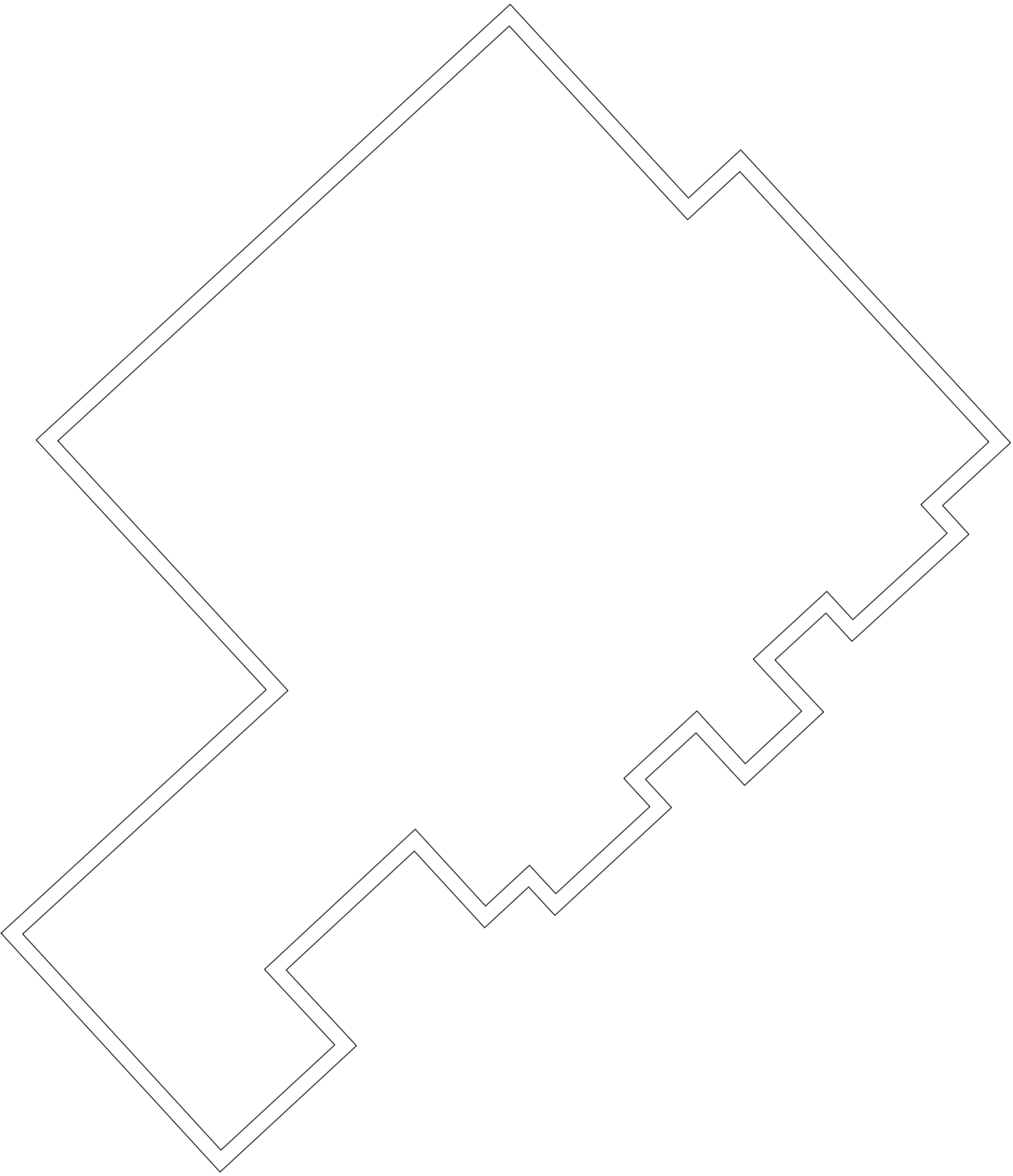


SIDE SOUTH WEST ELEVATION
SCALE 1:100

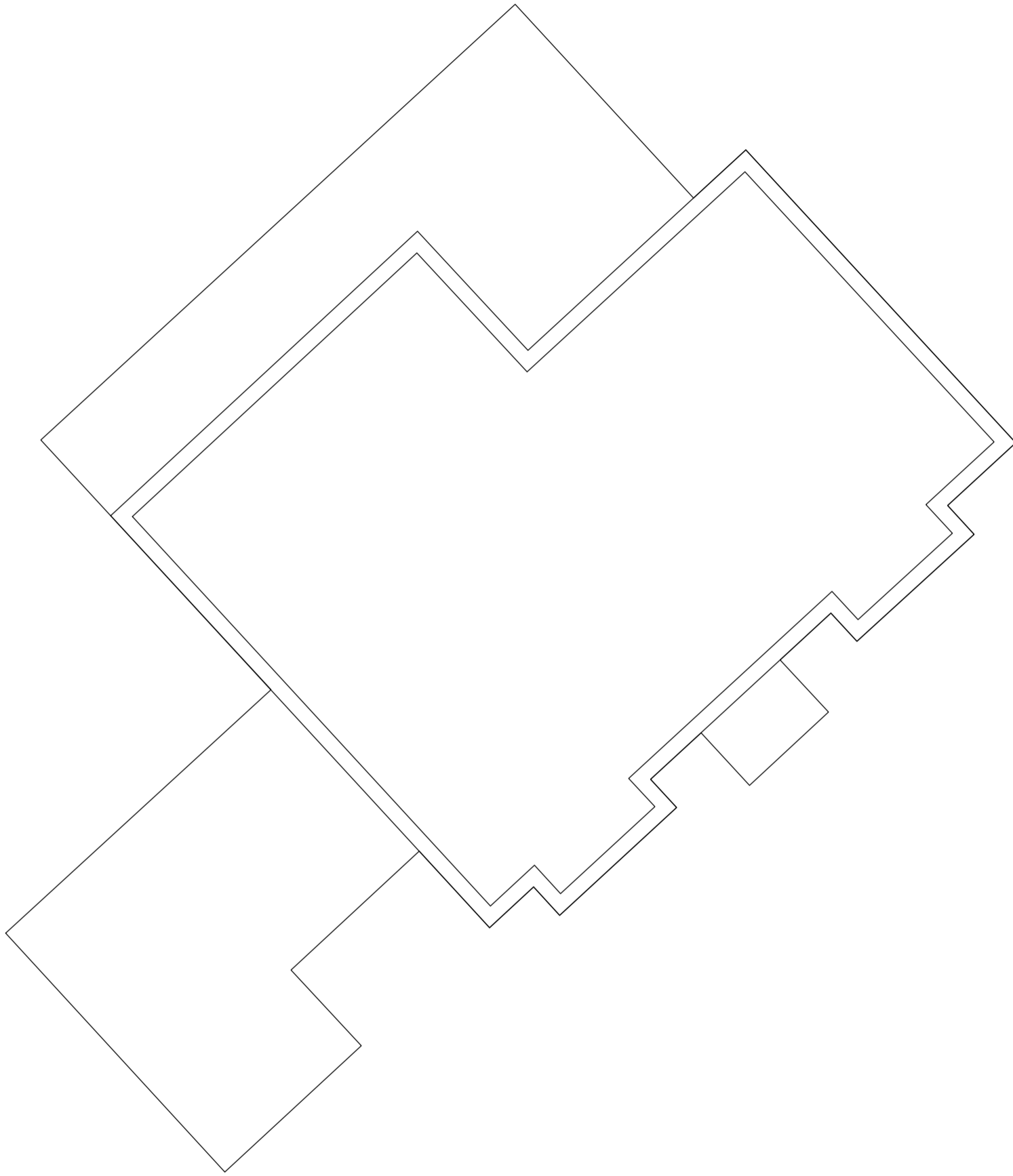
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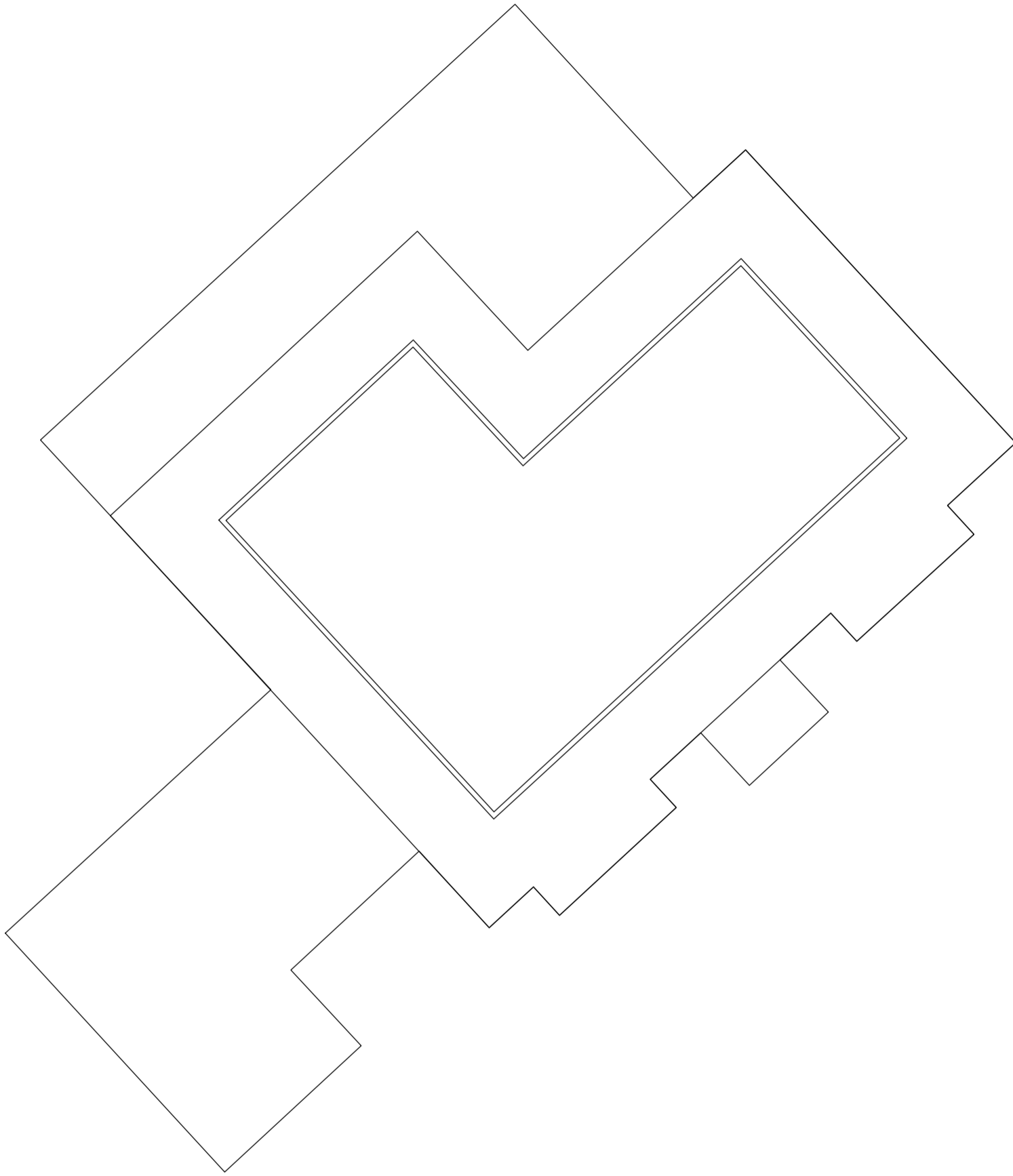
LEGEND



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

EXISTING GIA = 383.6 SQM

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
22 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

EXISTING FLOOR PLANS

scale	AS SHOWN @ A1	checked
date	MAY 2021	drawn WD
9472 / 105		

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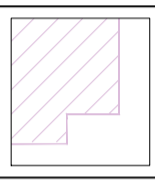
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 POLICY PP12 OF THE ADOPTED LOCAL PLAN REQUIRES SCHEMES OF 11 OR MORE UNITS TO PROVIDE AT LEAST 20% OF A MIX OF THE HOUSING TYPES ON THE SITE IN ACCORDANCE WITH BUILDING REGULATIONS PART M4(2) FOR ADAPTABLE AND ACCESSIBLE HOMES.

SCHEDULE OF ACCOMMODATION			
UNIT	BED	SQM	SQFT
UNIT 1	2 BED	78.4	843
UNIT 2	2 BED	92.0	990
UNIT 3	2 BED	98.1	1,055
UNIT 4	2 BED	82.8	891
UNIT 5	1 BED	55.6	598
UNIT 6	2 BED	78.4	843
UNIT 7	2 BED	92.0	990
UNIT 8	2 BED	98.1	1,055
UNIT 9	2 BED	82.8	891
UNIT 10	2 BED	71.6	770
UNIT 11	2 BED	96.1	1,034
UNIT 12	2 BED	92.3	993
UNIT 13	2 BED	94.2	1,069
UNIT 14	2 BED	97.3	1,047
TOTAL AREA		1,209.7	13,021

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
22 CHEWTON FARM ROAD
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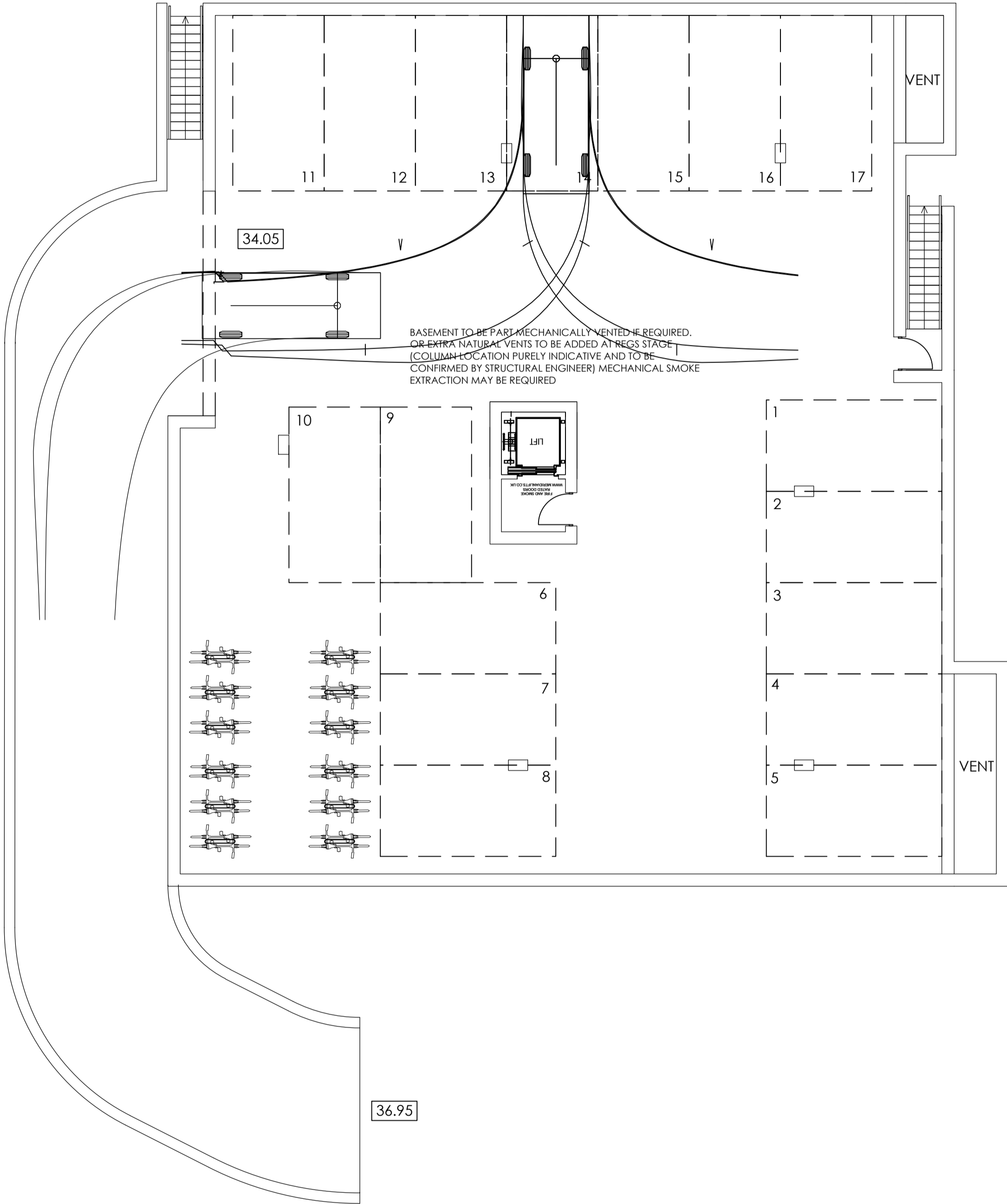
FLOOR PLANS 1 OF 2

scale	AS SHOWN @ A1	checked
date	MAY 2021	drawn WD
9472 / 101		

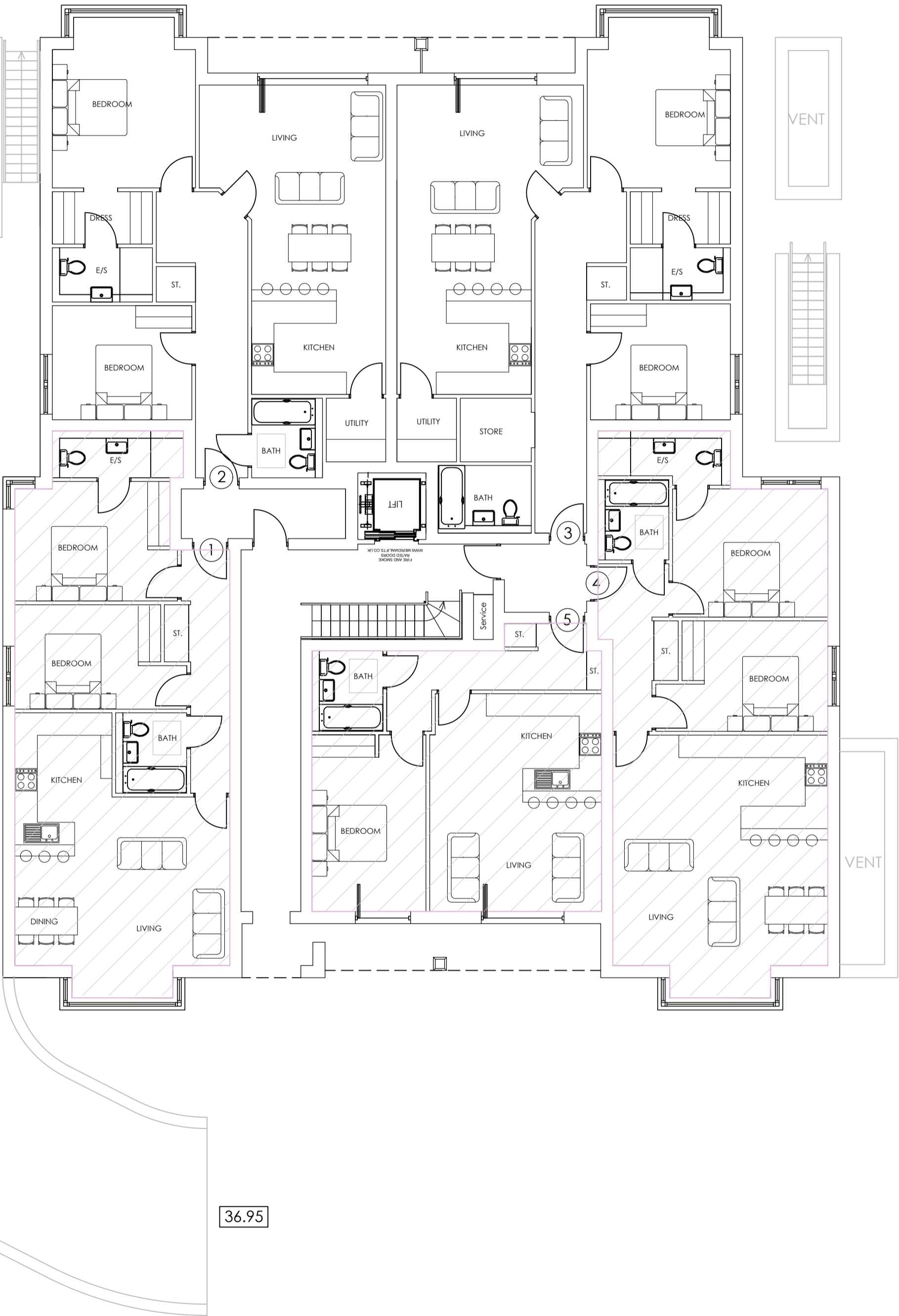
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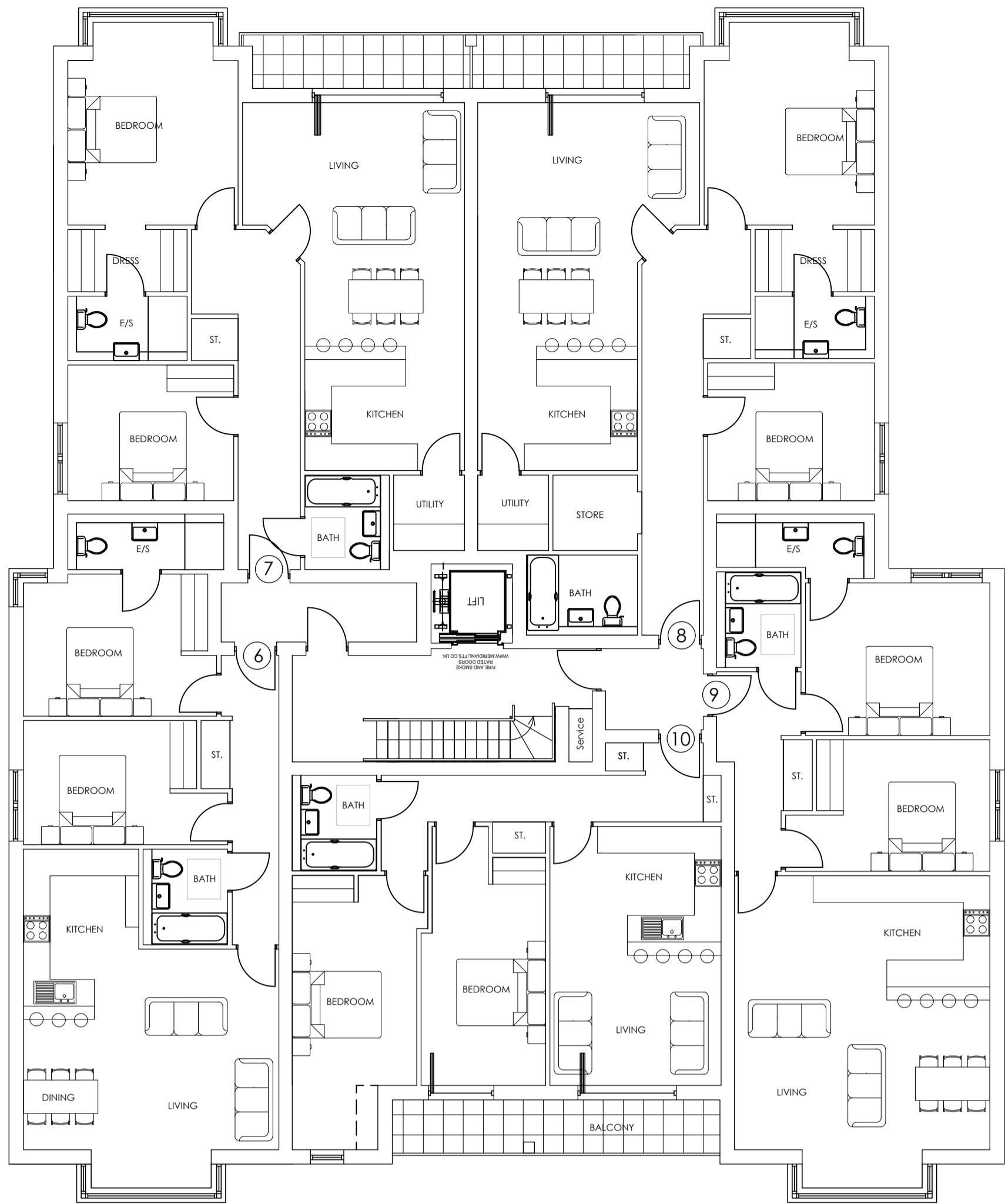
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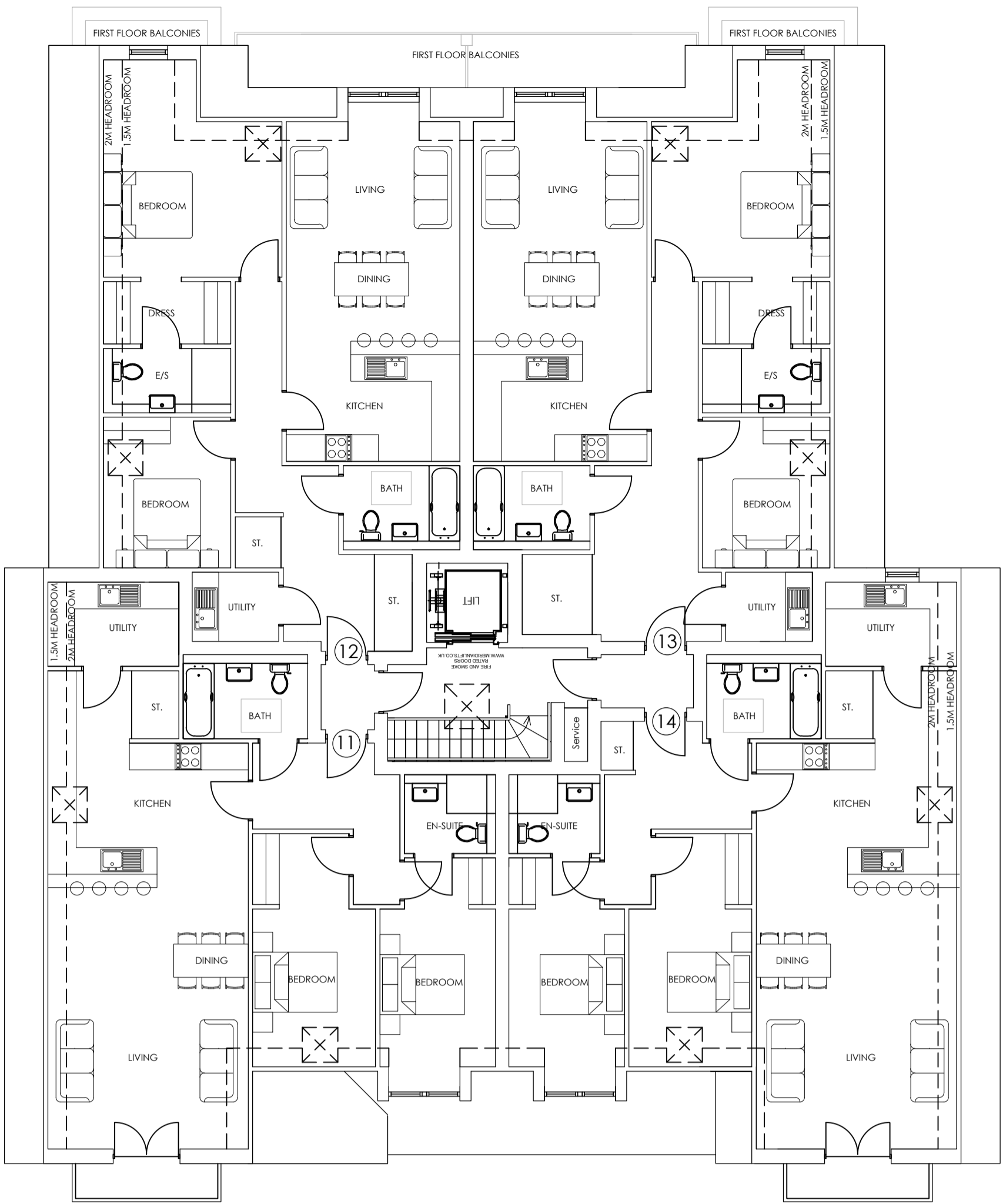
BASEMENT FLOOR PLAN
SCALE 1:100



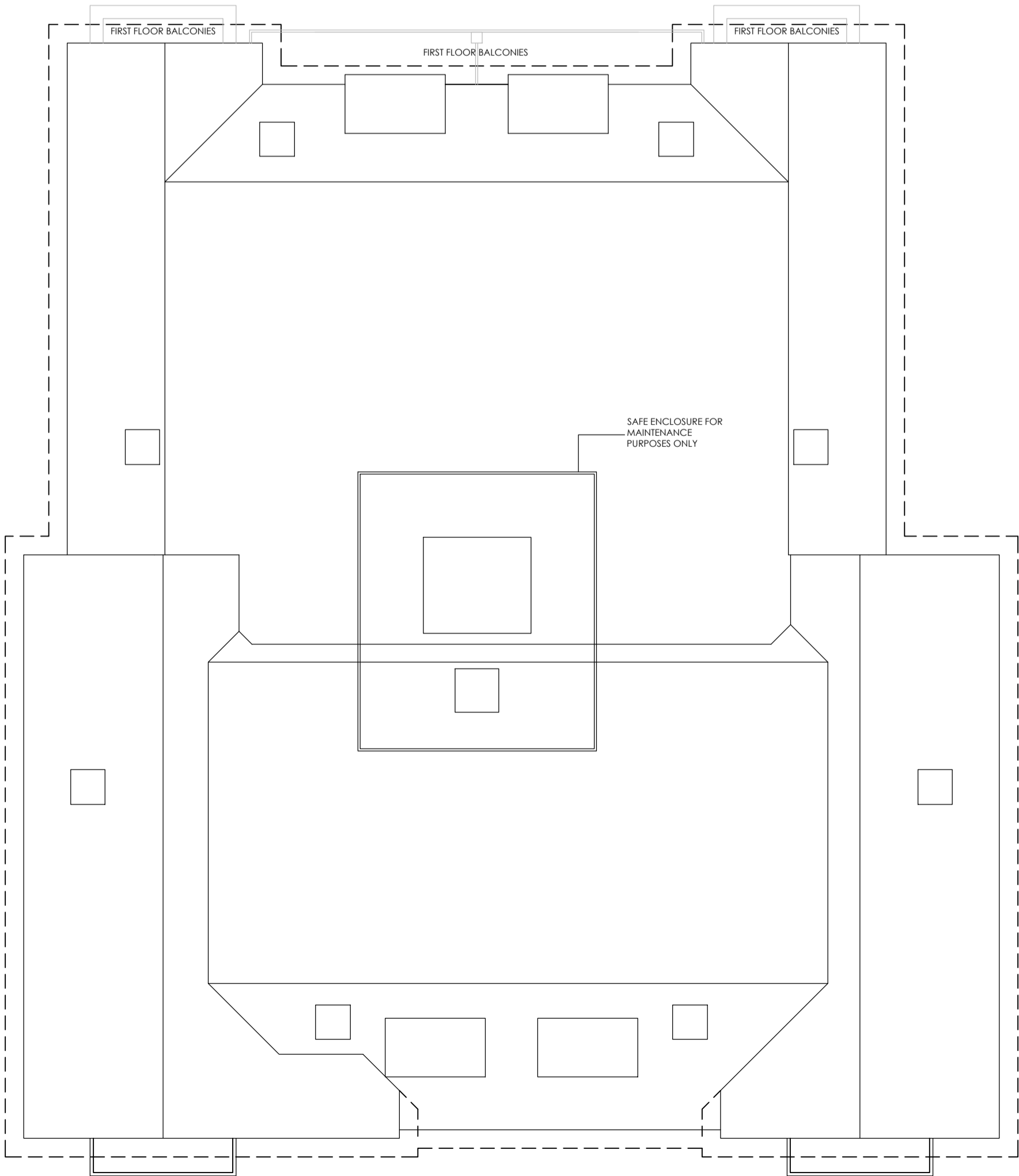
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

NOTES-PLANNING

rev-12-4-21

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UNIT 4	2 BED	82.8	891
UNIT 5	1 BED	55.6	598
UNIT 6	2 BED	78.4	843
UNIT 7	2 BED	92.0	990
UNIT 8	2 BED	98.1	1,055
UNIT 9	2 BED	82.8	891
UNIT 10	2 BED	71.6	770
UNIT 11	2 BED	96.1	1,034
UNIT 12	2 BED	92.3	993
UNIT 13	2 BED	94.2	1,069
UNIT 14	2 BED	97.3	1,047
TOTAL AREA		1,209.7	13,021

A. Plans amended to highlight balconies. 21.10.21 WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
22 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

FLOOR PLANS 2 OF 2

scale	AS SHOWN @ A1	checked	
date	MAY 2021	drawn	WD
		A.	

9472 / 102
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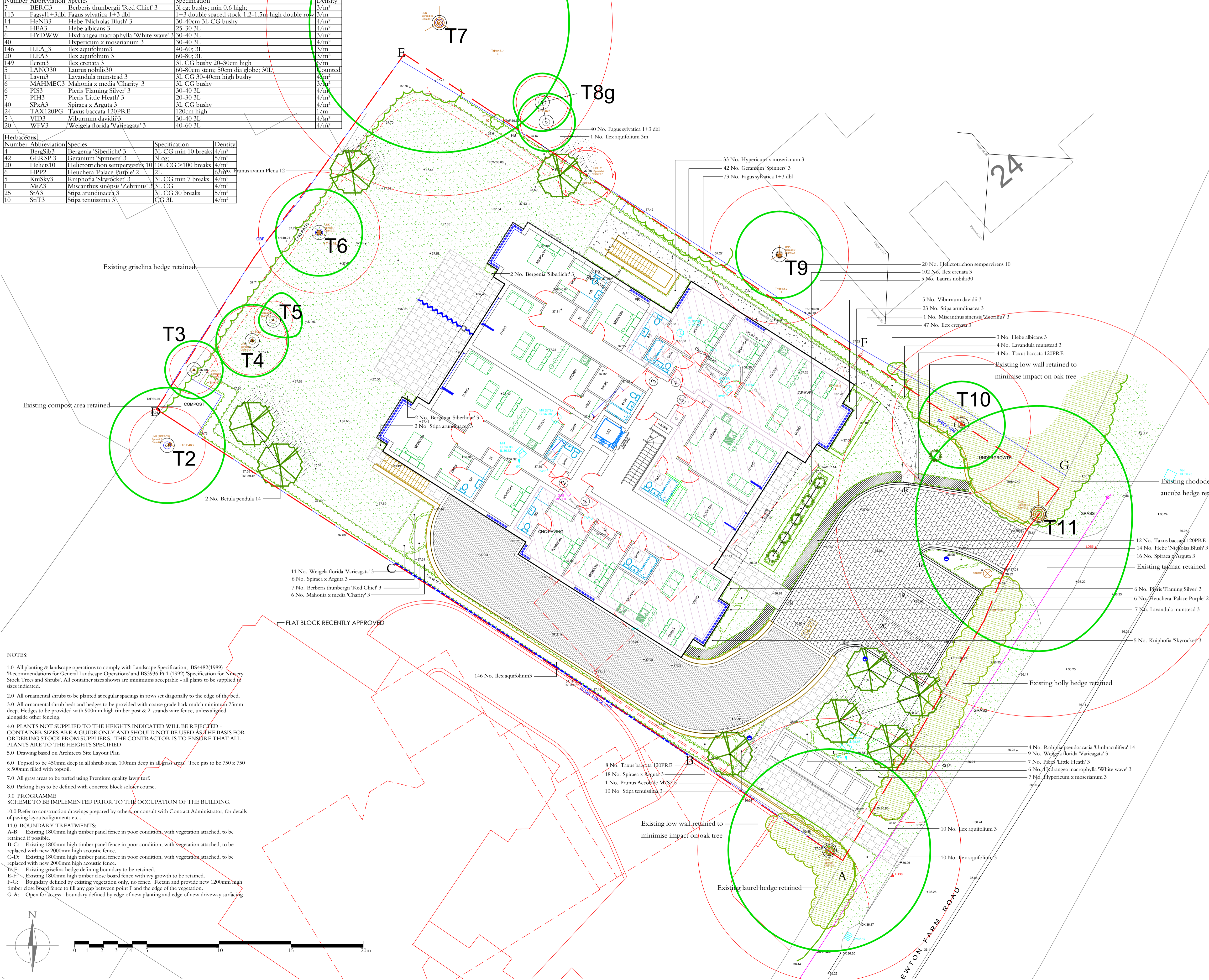


PLANT SCHEDULE

Tree	Number	Abbreviation	Species	Specification	Density
	2	BP14	Betula pendula 14	EHS 14-16cmRB	Counted
	1	Ilex aq3m	Ilex aquifolium 3m	80L CG 3m high clear stem	Counted
	1	PDM52.5	Prunus Accolade M/52.5	FTH 2.5-3.0m high; multi-stem	Counted
	1	PrunavP12	Prunus avium Plena 12	HS 12-14cm girth clear stem RB	Counted
	4	RobopsU14	Robinia pseudoacacia 'Umbraclifera' 14	EHS 14-16cm CG good canopy clear stem	Counted

Number	Abbreviation	Species	Specification	Density
7	BERC3	<i>Berberis thunbergii</i> 'Red Chief' 3	31 cg; bushy; min 0.6 high;	3/m ²
113	Fagey1+3dbl	<i>Fagus sylvatica</i> 1+3 dbl	1+3 double spaced stock 1.2-1.5m high double row	3/m ²
14	HeNB3	<i>Hebe</i> 'Nicholas Blush' 3	30-40cm 3L CG bushy	4/m ²
3	HEA3	<i>Hebe</i> <i>albicans</i> 3	25-30 3L	4/m ²
6	HYDWW	<i>Hydrangea macrophylla</i> 'White wave' 3	30-40 3L	3/m ²
146	ILEA 3	<i>Hypericum x moserianum</i> 3	30-40 3L	3/m ²
20	ILEA 3	<i>Ilex aquifolium</i> 3	40-60 3L	3/m ²
149	ILEA3	<i>Ilex aquifolium</i> 3	60-80; 3L	3/m ²
5	LANO30	<i>Laurus nobilis</i> 30	3L CG bushy 20-30cm high	6/m ²
11	Lavm3	<i>Lavandula munstead</i> 3	60-80cm stem; 50cm dia globe; 30L	6 counted
6	MAHMEC3	<i>Malva x media</i> 'Charity' 3	3L CG 40-40cm high bushy	4/m ²
6	PI3S	<i>Paeonia</i> 'Flaming Silver' 3	3L CG bushy	3/m ²
7	PI43	<i>Pieris</i> 'Little Heath' 3	30-40 3L	4/m ²
24	SPc3	<i>Spiraea x Arguta</i> 3	3L CG bushy	4/m ²
20	TAX120PG	<i>Taxus baccata</i> 120PRE	120cm high	1/m ²
5	VID3	<i>Viburnum davidii</i> 3	30-40 3L	4/m ²
2	WVF3	<i>Weigela florida</i> 'Variegata' 3	40-60 3L	4/m ²

Herbaceous				
Number	Abbreviation	Species	Specification	Density
4	BergSi3	<i>Bergia 'Siberlich' 3</i>	3L CG min 10 breaks	4/m ²
42	GERSP 3	<i>Geranium 'Spinnern' 3</i>	3L CG	5/m ²
20	Helict10	<i>Helictotrichon sempervirens 10</i>	10L CG >100 breaks	6/m ²
6	HPP2	<i>Heuchera 'Palace Pearly' 2</i>	2L	6/m ²
5	RnSi3	<i>Rhynchospora 'Skyrocket' 3</i>	3L CG min 7 breaks	4/m ²
1	MsZ3	<i>Miscanthus sinensis 'Zebrinus' 3</i>	3L CG	4/m ²
25	StA3	<i>Stipa arundinacea 3</i>	3L CG 30 breaks	5/m ²
10	Sti3	<i>Stipa tenuissima 3</i>	3L CG 3L	4/m ²



NOTES:

1.0 All planting & landscape operations to comply with Landscape Specification, BS4482(1989) 'Recommendations for General Landscape Operations' and BS9336 Pt 1 (1992) 'Specification for Nursery Stock Trees and Shrubs'. All container sizes shown are minimums acceptable - all plants to be supplied to sizes indicated.

2.0 All ornamental shrubs to be planted at regular spacings in rows set diagonally to the edge of the bed.

3.0 All ornamental shrub beds and hedges to be provided with coarse grade bark mulch minimum 75mm deep. Hedges to be provided with 900mm high timber post & 2-strands wire fence, unless aligned alongside other fencing.

4.0 ~~PLANTS NOT SUPPLIED TO THE HEIGHTS INDICATED WILL BE REJECTED - CONTAINER SIZES ARE A GUIDE ONLY AND SHOULD NOT BE USED AS THE BASIS FOR ORDERING PLANTS FROM SUPPLIERS. THE CONTRACTOR IS TO ENSURE THAT ALL PLANTS ARE TO THE HEIGHTS SPECIFIED~~

5.0 Drawing based on Architects Site Layout Plan

6.0 Topsoil to be 450mm deep in all shrub areas, 100mm deep in all grass areas. Tree pits to be 750 x 750 x 500mm filled with topsoil.

7.0 All grass areas to be turfed using Premium quality lawn turf.

8.0 Parking bays to be defined with concrete block solid kerb course.

9.0 PROGRAMME
Scheme to be implemented prior to THE OCCUPATION OF THE BUILDING.

10.0 Refer to construction drawings prepared by others, or consult with Contract Administrator, for details of paving layouts, alignments etc..

11.0 BOUNDARY TREATMENTS:

A-B: Existing 180mm high timber panel fence in poor condition, with vegetation attached, to be retained if possible.

B-C: Existing 180mm high timber panel fence in poor condition, with vegetation attached, to be replaced with new 200mm high acoustic fence.

C-D: Existing 180mm high timber panel fence in poor condition, with vegetation attached, to be replaced with new 200mm high acoustic fence.

D-E: Existing grinstella hedge defining boundary to be retained.




E-F: Existing 180mm high timber board fence with ivy growth to be retained.

F-G: Boundary defined by existing vegetation only, no fence. Retain and provide new 1200mm high ivy growing square fence to fill any gap between point F and the edge of the vegetation.

G-A: Open for access - boundary defined by edge of new planting and edge of new driveway surfacing.

LEGEND

EXISTING FEATURES

- | | |
|---|---|
|  | TREE TO BE RETAINED (Refer to Arboricultural Report for details of protection and tree works) |
|  | SHRUBS TO BE RETAINED |
|  | SPOT HEIGHT |

PROPOSED FEATURES

- | | |
|--|--|
| | DECIDUOUS TREE |
| | ORNAMENTAL SHRUBS |
| | ACCENT/SPECIMEN PLANT |
| | PRE-GROWN HEDGE (See Notes) |
| | HEDGE |
| | BULBS |
| | GRASS |
| | BRICK WALL |
| | STONE SLAB PAVING (Purbeck stone, riven) |
| | CONCRETE BLOCK PAVING (Marshalls Argent, light colour, random courses, stretcher bond) |
| | NO-DIG CONSTRUCTION CONCRETE PERMEABLE BLOCK PAVING (Marshalls Argent/Priora, light colour, random courses, stretcher bond in accordance with Arboricultural Method Statement) |
| | GRAVEL (6-10mm, buff colour chippings 30mm deep on 100mm Type 1 sub-base on terram 1000 membrane, with timber edge) |
| | CONCRETE KERB (Brett Paving Meltone 125mm textured kerb) |
| | DROP KERB |
| | LOW ENERGY LIGHT BOLLARD (movement activated) |
| | 2000mm HIGH TIMBER ACOUSTIC FENCE |
| | 1800mm HIGH TIMBER TRELLIS |
| | PROPOSED LEVEL |
| | SITE BOUNDARY |

C	14 Dec 21	JP	Site boundary added
B	9 Dec 21	JP	Plant details added
A	9 Dec 21	JP	Minor revision
Rev	Date	By	Notes

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Client

FORTITUDO LTD.

Project
22 CHEWTON FARM ROAD, HIGHCLIFFE

Drawing Title
LANDSCAPE PROPOSALS

Drawing Status

Planning

Scale	Date	Drawn By
1/125 @ A1	4 Dec 21	JP

Drawing No.
22861/1C



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