

1. The contents of this drawing are copyright.
2. Do not scale. Figured dimensions only to be used.
3. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
4. 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.
5. Please note a sprinkler system and mechanical smoke extraction may be required in all or some areas of the building inc. basement car parks - Qualified fire consultant to confirm as part of fire safety report - to be instructed by client or contractor to cover all aspects of Fire Safety / Part B.
6. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
7. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Maclellan 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.
9. '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.
10. Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
11. At Building Regulation stage our instruction is to gain a certificate of building regulations compliance from the clients chosen inspector (LA or Private alternative)
12. 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.
13. 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.
14. At planning stage planning drawings are to only to used for planning purposes.
15. All Cladding & building attachments to be all A1 fire rated.
16. 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 or ownership.
17. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.

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.

LEGEND



10m @ 1:100

GROSS INTERNAL AREA

GROUND FLOOR -	171.5 SQ.M / 1846 SQ.FT
FIRST FLOOR -	170.3 SQ.M / 1833 SQ.FT
TOTAL GIA -	341.8 SQ.M / 3680 SQ.FT

MATERIAL SCHEDULE (A1 FIRE RATED)

WALLS:
BRICK
STONE EFFECT DETAILING
WINDOWS AND DOORS:
WHITE
ROOF:
CLAY 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)

D	Highways and planning changes	29.06.21	TC
C	ARC Checks	06.04.21	TC
B	ARC Checks	06.04.21	TC
A	Elevations added	22.03.21	TC

No.	Revision.	date	by
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LAND AT CORNER OF BARRACK ROAD
AND THE GROVE, ADJACENT TO TESCO
PETROL STATION

HOUSE UNITS - PROPOSED FLOORPLANS
AND ELEVATIONS

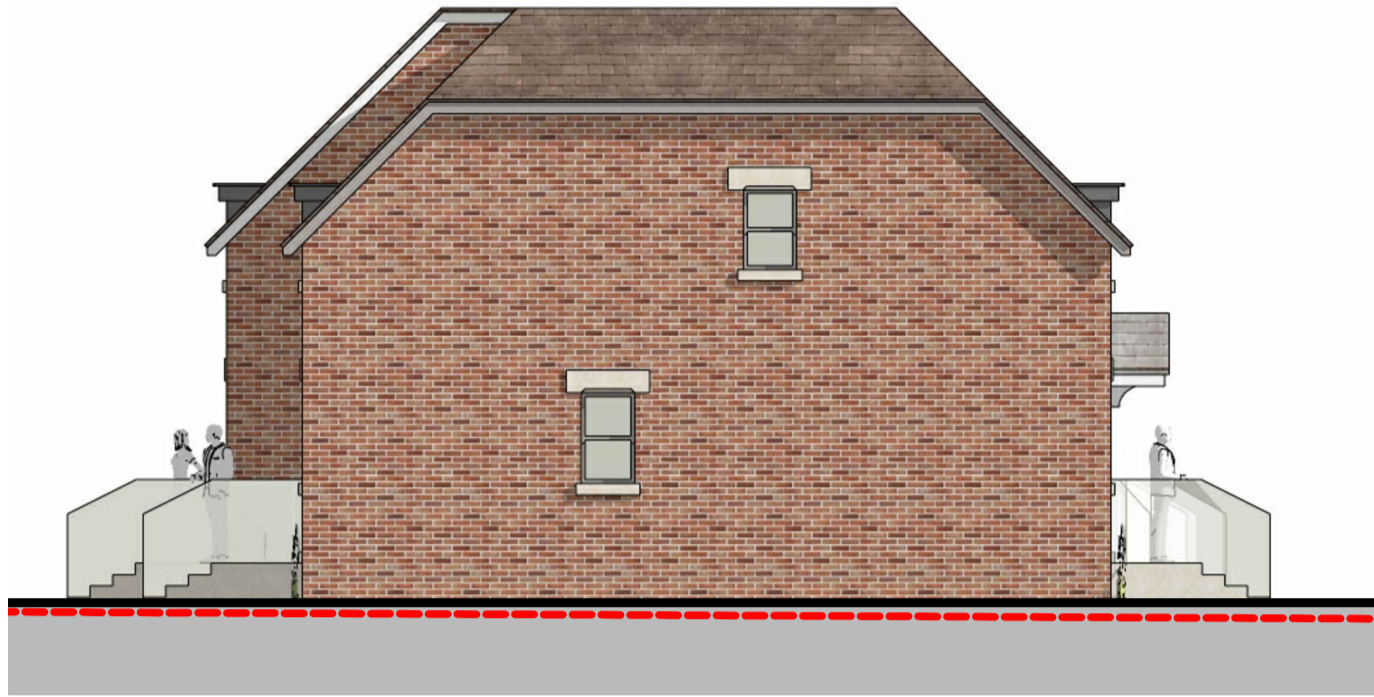
scale	AS SHOWN @ A1	checked	BC
date	JUNE 2021	drawn	TC / BC
9436 / 106		A	B
ARC Architecture Ltd.		C	D

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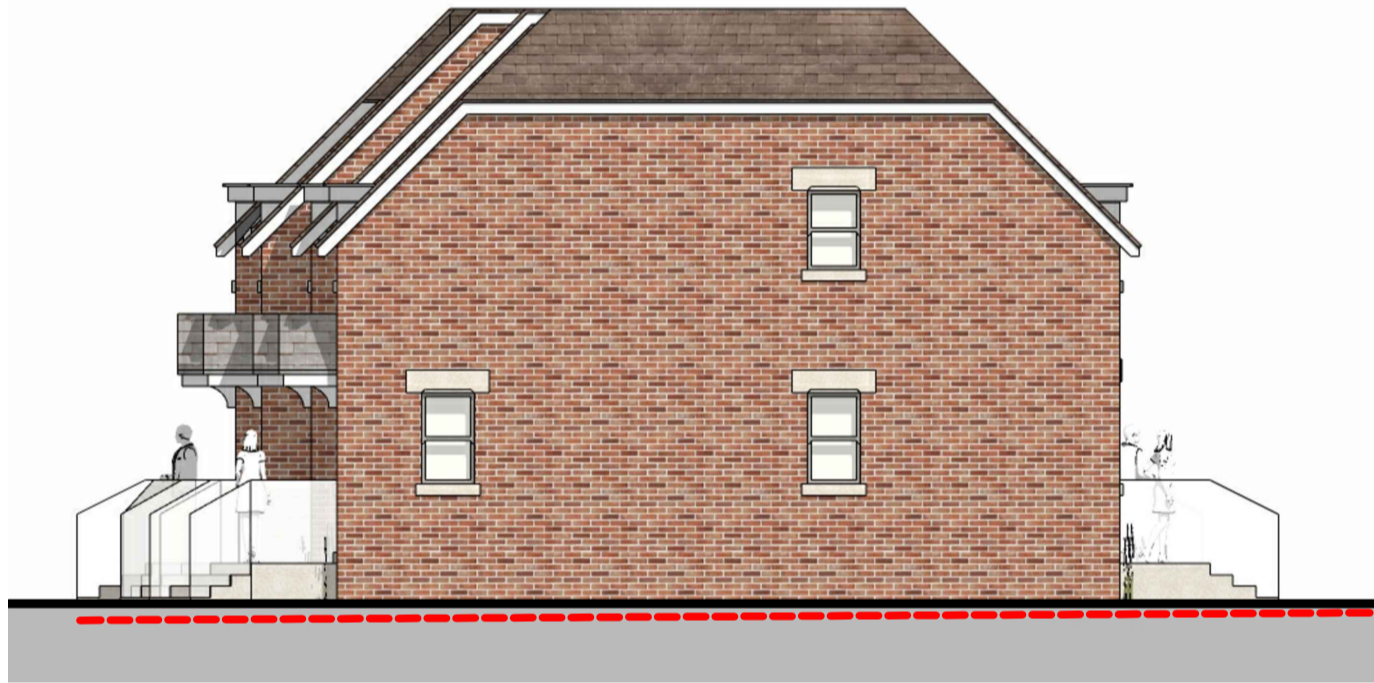
PROPOSED NORTH WEST ELEVATION
SCALE 1:100



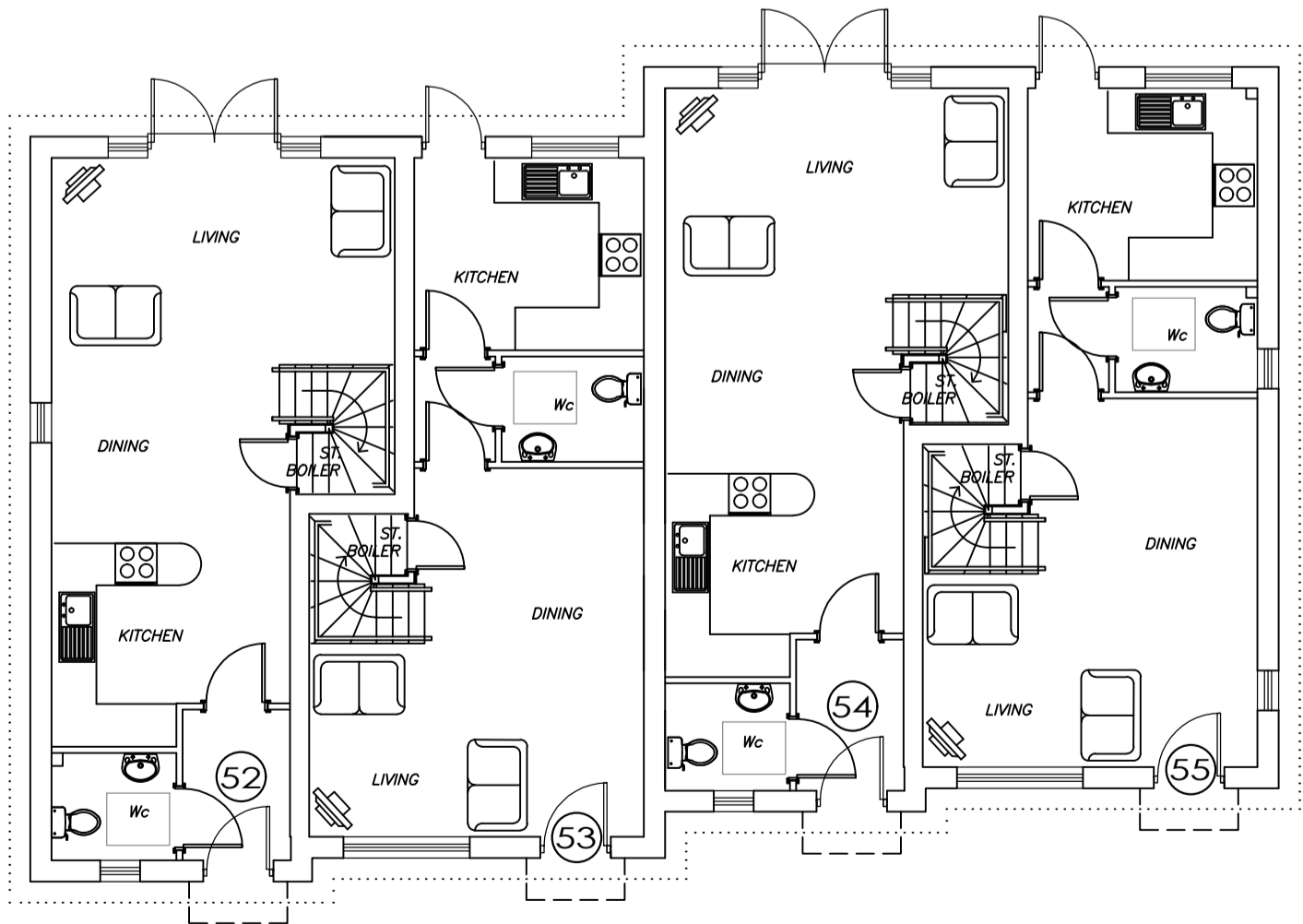
PROPOSED NORTH EAST ELEVATION
SCALE 1:100



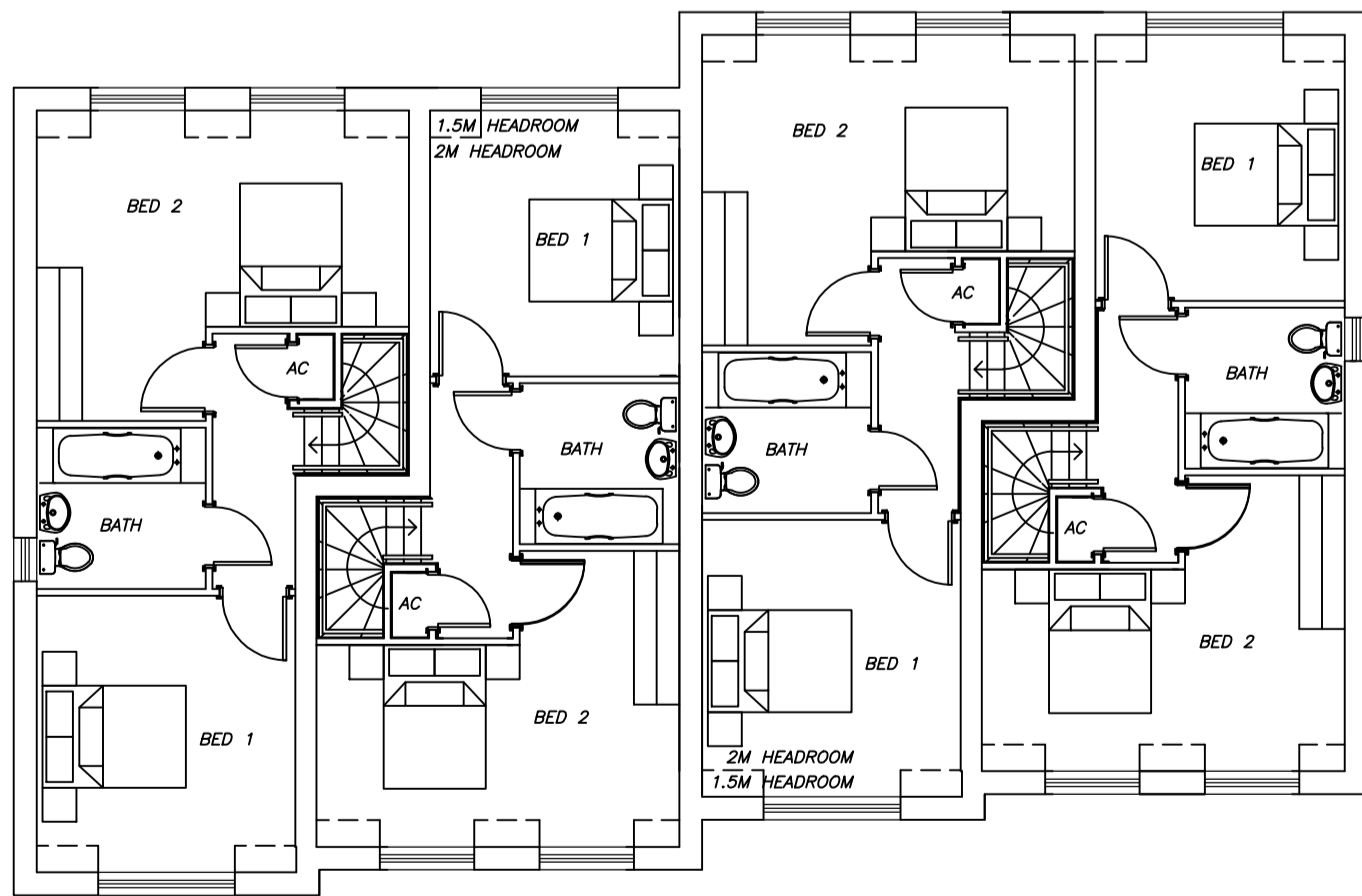
PROPOSED SOUTH EAST ELEVATION
SCALE 1:100



PROPOSED SOUTH WEST ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

SCHEDULE OF ACCOMMODATION

UNIT 52: 2 BEDHOUSE @ 83.7 SQM / 901 SQFT
UNIT 53: 2 BEDHOUSE @ 78.3 SQM / 843 SQFT
UNIT 54: 2 BEDHOUSE @ 83.7 SQM / 901 SQFT
UNIT 55: 2 BEDHOUSE @ 78.3 SQM / 843 SQFT