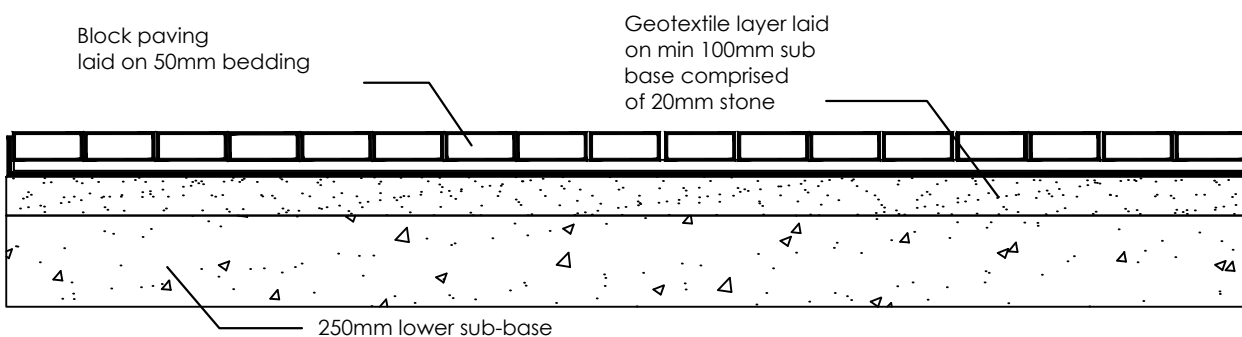




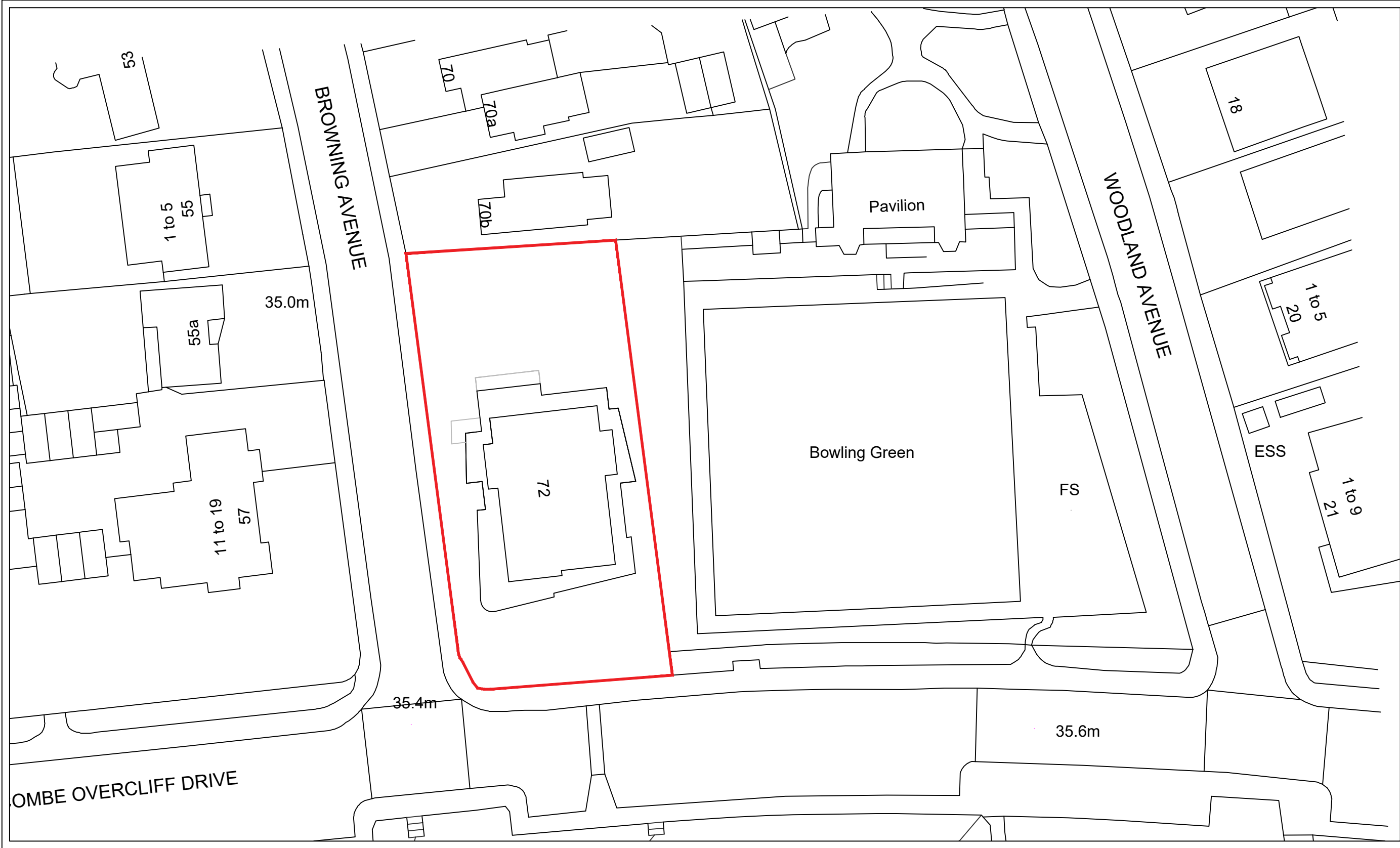
EV CHARGING POINTS



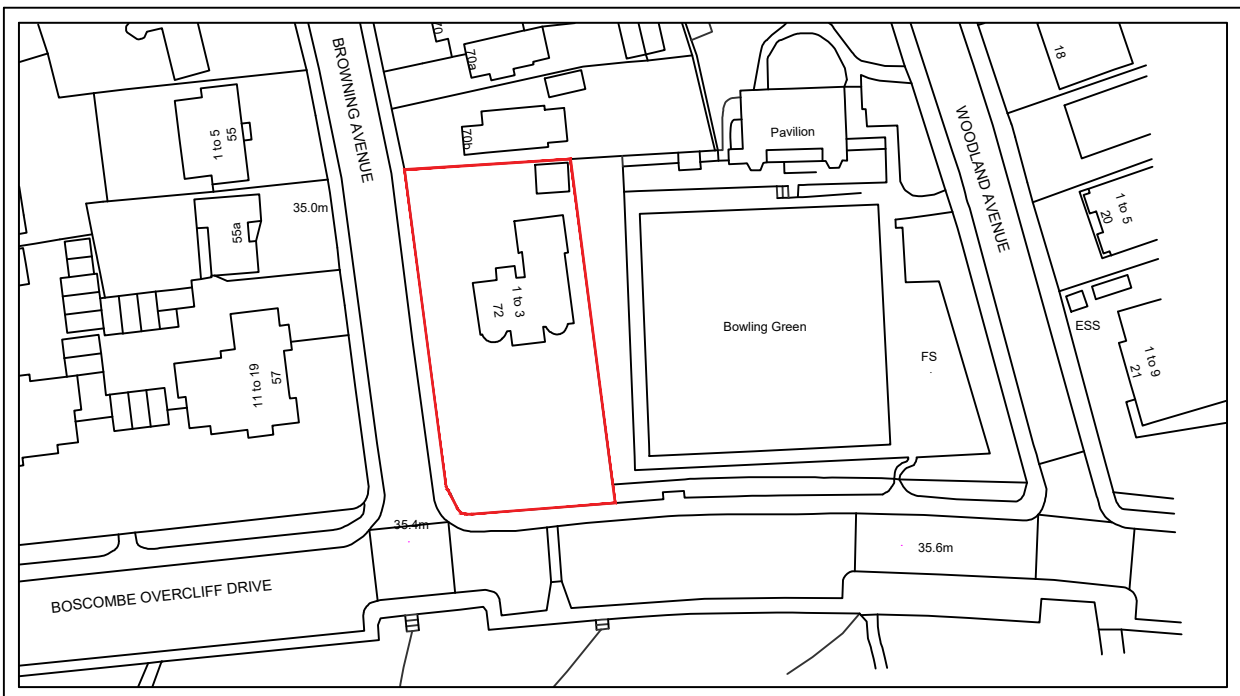
BLOCK PAVING SECTION
SCALE 1:50



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



PROPOSED BLOCK PLAN
SCALE 1:500
BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
20m @ 1:500



EXISTING LOCATION PLAN
SCALE 1:1250
BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
50m @ 1:1250

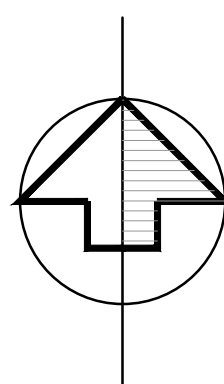
NOTES-PLANNING

rev-27-03-23

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- Star design to be independently checked by stair fabricator for reg. compliance and siting, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Accessories 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.
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- 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.
- 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 EWS1 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.
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LEGEND

- INDICATIVE PLANTING
- SITE BOUNDARY
- EXISTING SITE LEVELS
- + 5.43
- ELECTRIC VEHICLE CHARGING POINT
- EXISTING BUILDING TO BE DEMOLISHED



SITE AREA: 0.1577 HECTARES / 0.38969 ACRES	
PARKING SPACES = 18	
PROPOSED GIA = 1,516.8 SQM / 16,326 SQFT	
EXISTING GIA = 506 SQM / 5446 SQFT	

C.	Unit mix amended following planning officer comments	11.09.23	WD
B.	Amendments following video call with planning officer	19.07.23	BC
A.	Amendments following planning officer & urban design officers comments.	02.06.23	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
72 BROWNING AVENUE
BOURNEMOUTH
DORSET
BH5 1NW

SITE, BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked
date	APRIL 2023	drawn WD
9701 / 200		A. B. C.

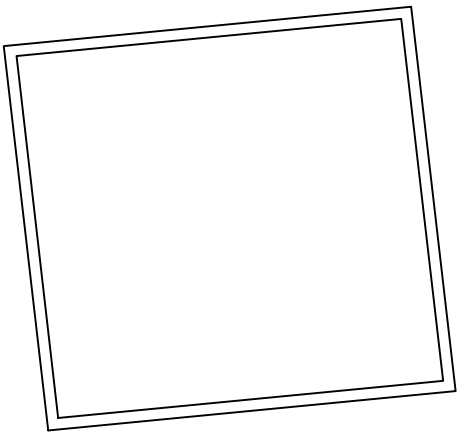
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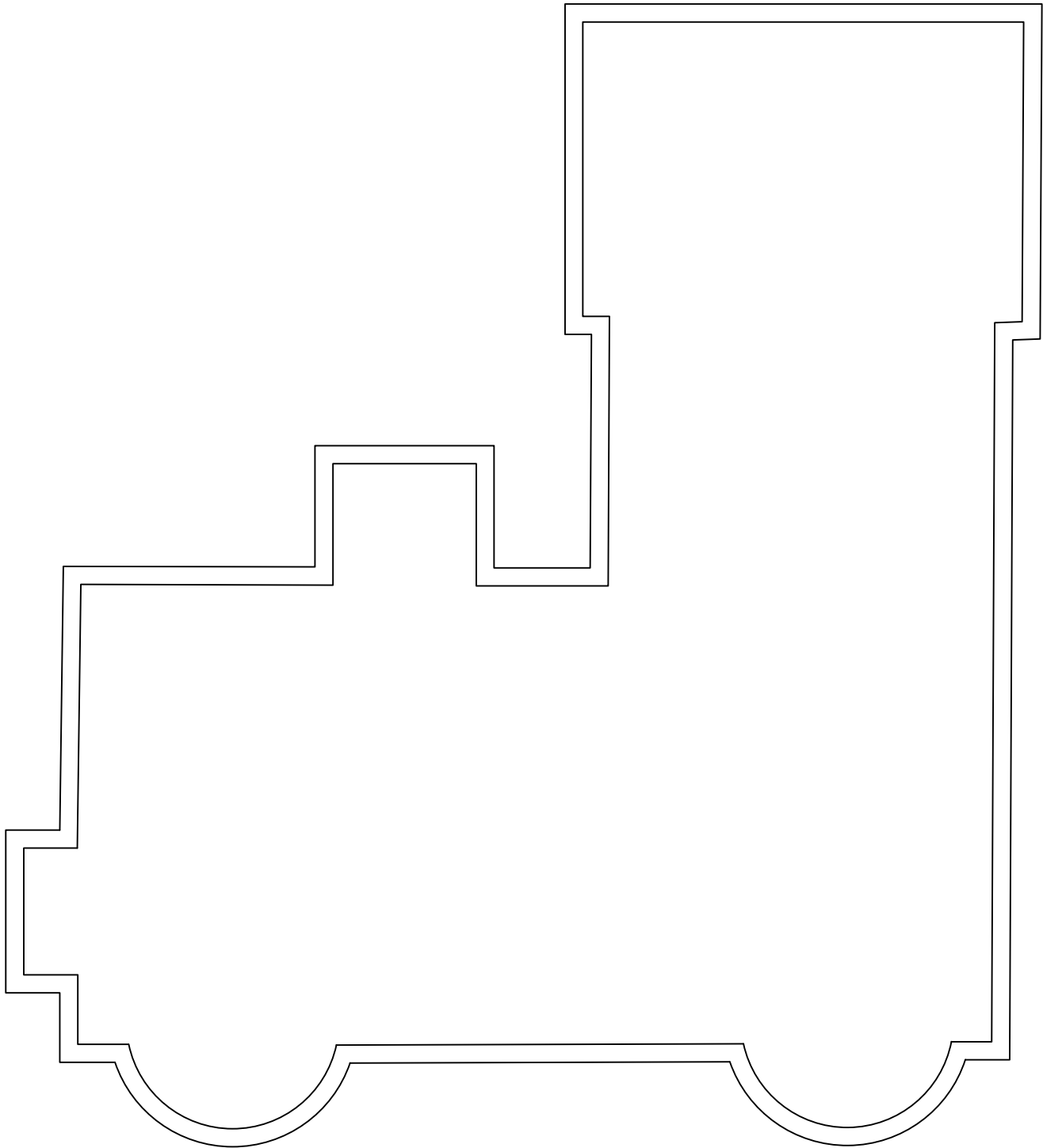
Tel: +44 (0) 1202 479919
E-mail: enquires@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



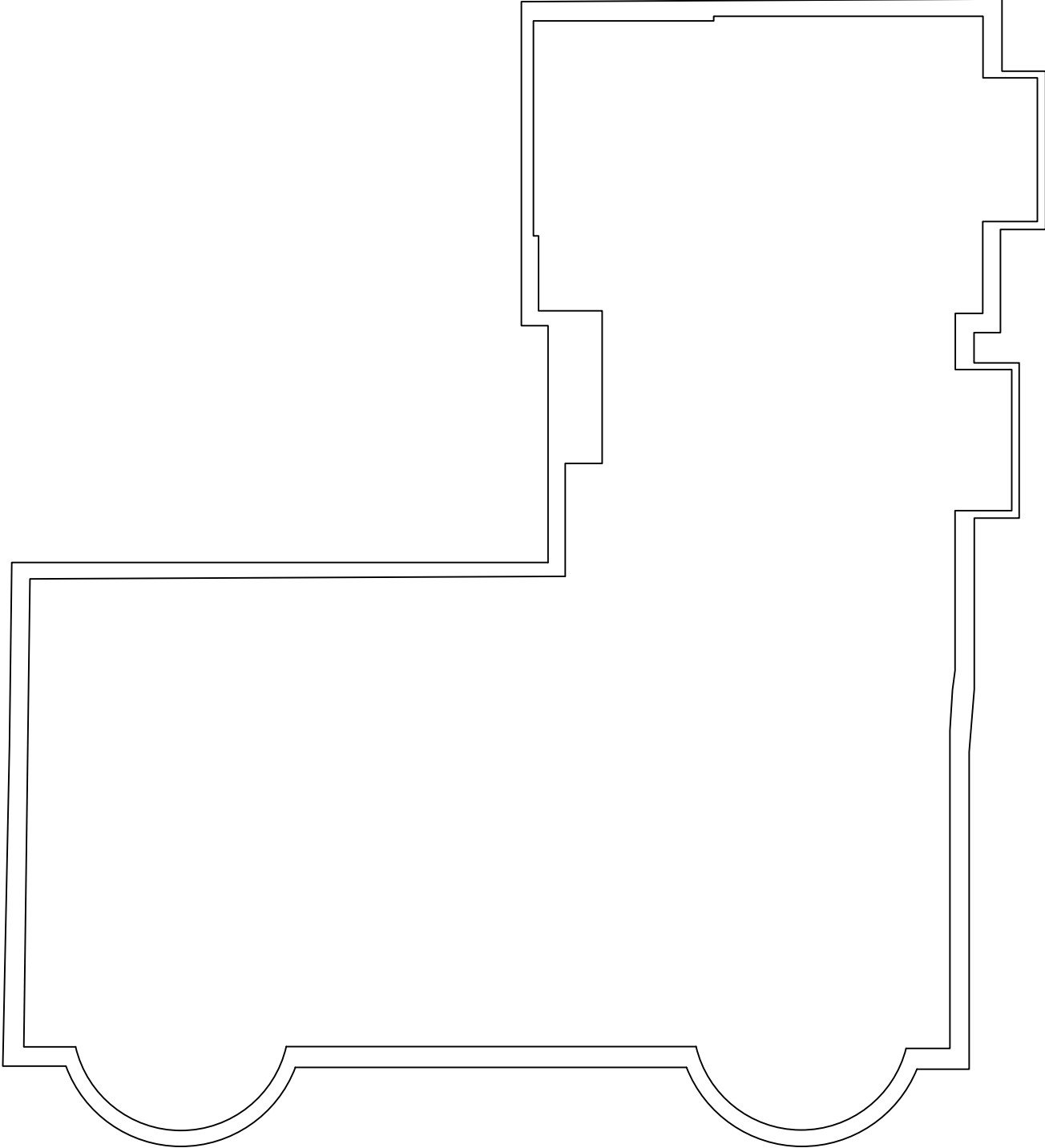
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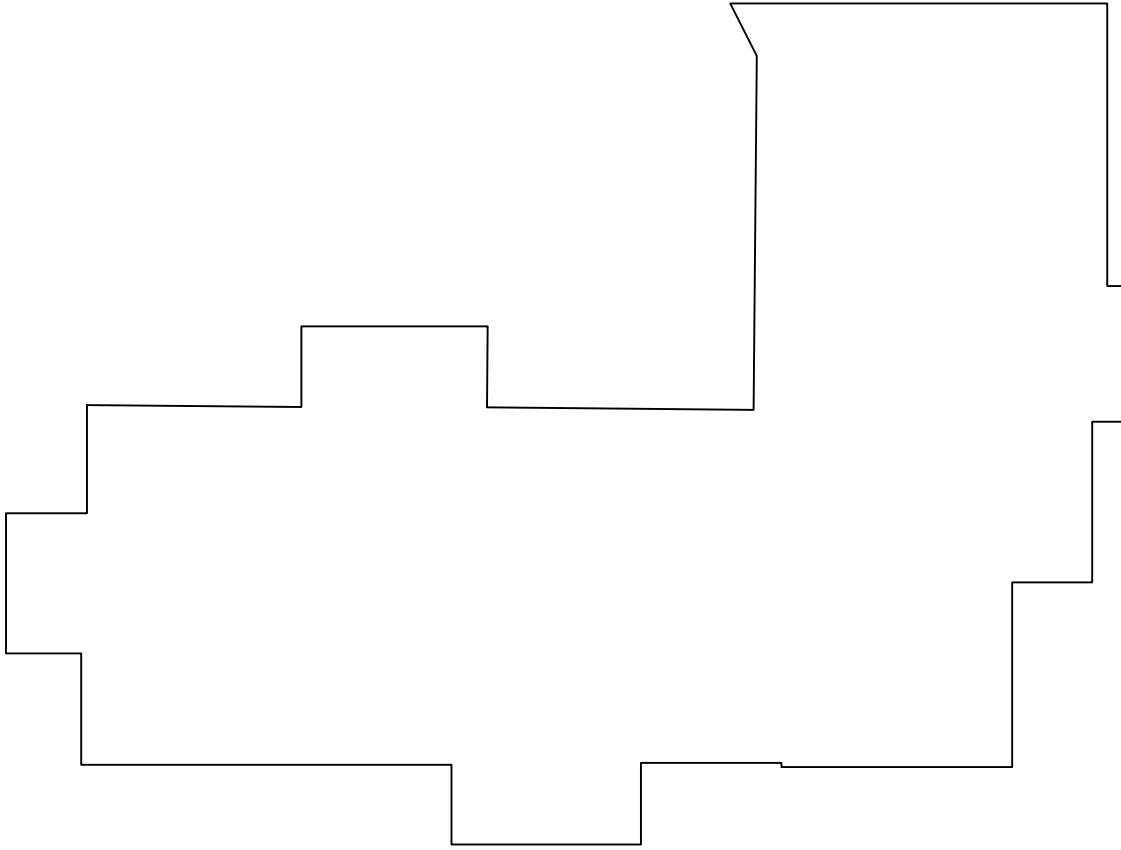
EXISTING GARAGE
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100

EXISTING GIA = 506 SQM / 5446 SQFT

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
72 BROWNING AVENUE
BOURNEMOUTH
DORSET
BH5 1NW

EXISTING PLANS

scale	AS SHOWN @ A1	checked	//
date	APRIL 2023	drawn	WD

9701 / 204

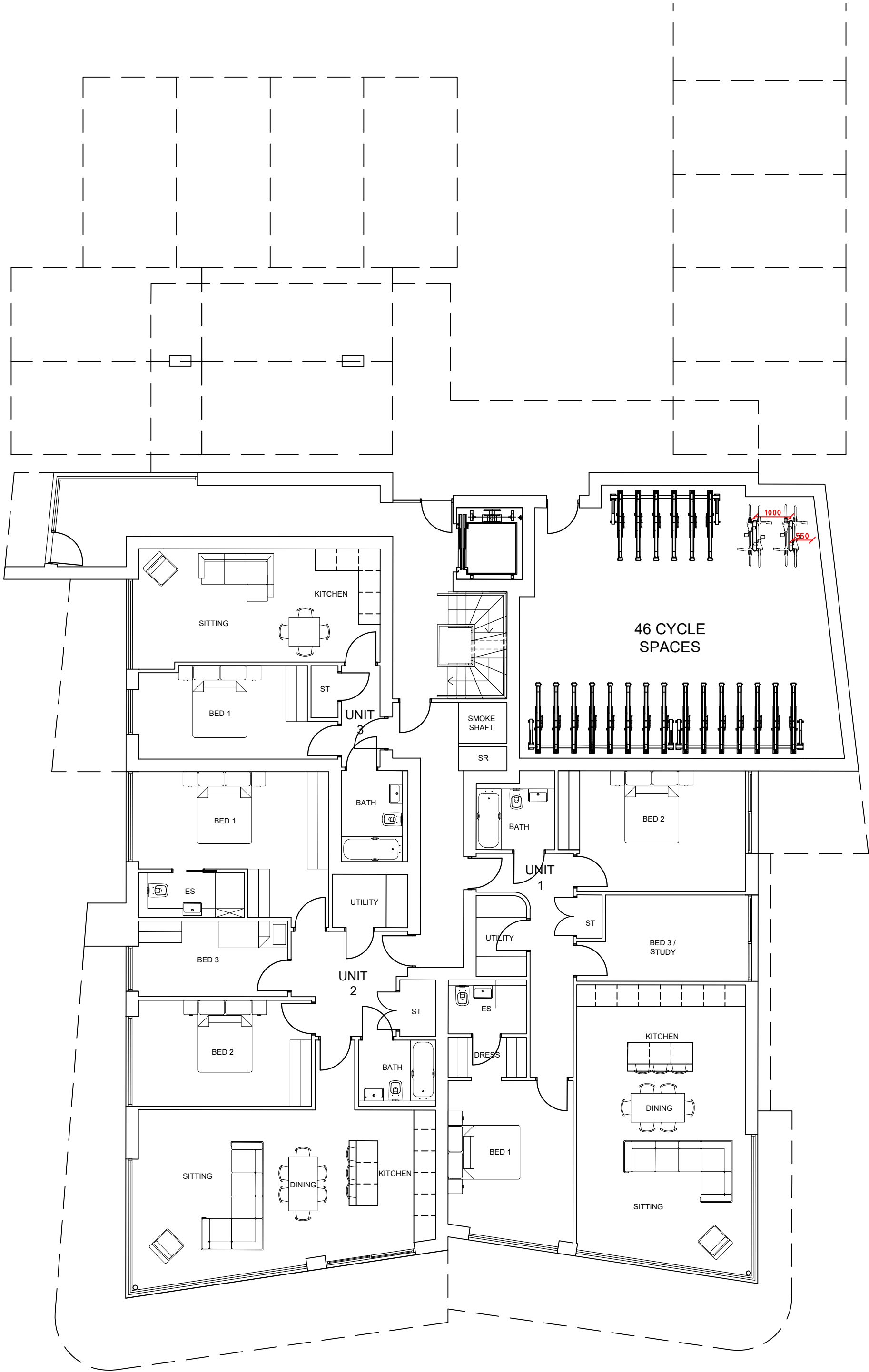
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Christchurch, Dorset, BH23 1EP

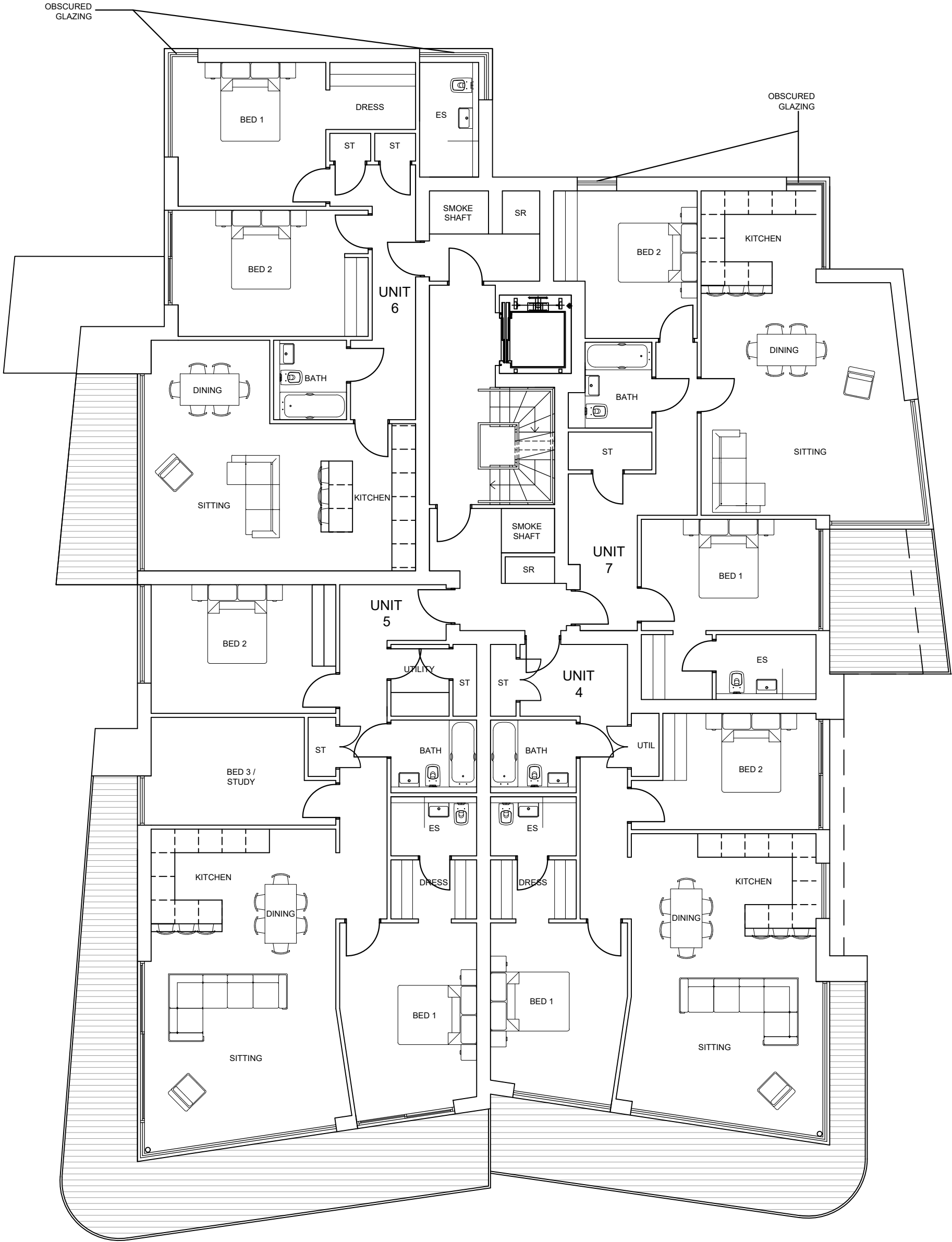
Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



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GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

SCHEDULE OF ACCOMMODATION			
UNIT NO.	BEDS	SQM	SQFT
1	3	104.3	1122
2	3	86.5	931
3	1	60.2	647
4	2	88.0	947
5	3	111.2	1196
6	2	86.1	926
7	2	90.2	970
8	2	88.0	947
9	3	111.2	1196
10	2	72.5	780
11	2	90.2	970
12	3	125.4	1349
13	3	124.2	1336

C.	Parking amended & sedum roof added following planners comments.	28.09.23	WD
B.	Unit mix amended following planning officer comments	11.09.23	WD
A.	Amendments following planning officer & urban design officers comments.	02.06.23	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
72 BROWNING AVENUE
BOURNEMOUTH
DORSET
BH5 1NW

FLOOR PLANS 1

scale	AS SHOWN @ A1	checked	//
date	APRIL 2023	drawn	WD

9701 / 201	A.	B.	C.						
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ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
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E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



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SCHEDULE OF ACCOMMODATION			
UNIT NO.	BEDS	SQM	SQFT
1	3	104.3	1122
2	3	86.5	931
3	1	60.2	647
4	2	88.0	947
5	3	111.2	1196
6	2	86.1	926
7	2	90.2	970
8	2	88.0	947
9	3	111.2	1196
10	2	72.5	780
11	2	90.2	970
12	3	125.4	1349
13	3	124.2	1336

C.	Parking amended & sedum roof added following planners comments.	28.09.23	WD
B.	Unit mix amended following planning officer comments	11.09.23	WD
A.	Amendments following planning officer & urban design officers comments.	02.06.23	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
72 BROWNING AVENUE
BOURNEMOUTH
DORSET
BH5 1NW

FLOOR PLANS 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2023	drawn	WD

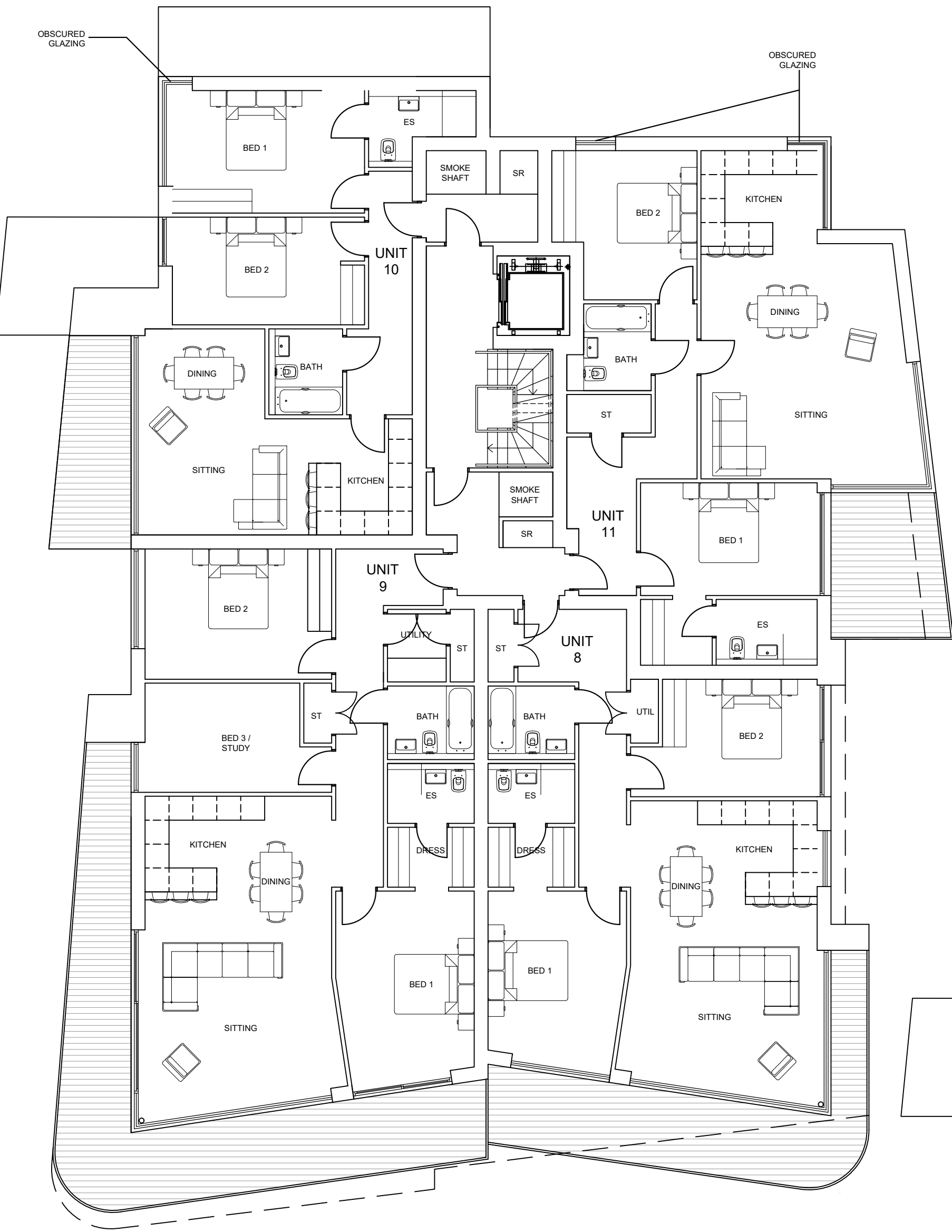
A.	B.	C.			

9701 / 202

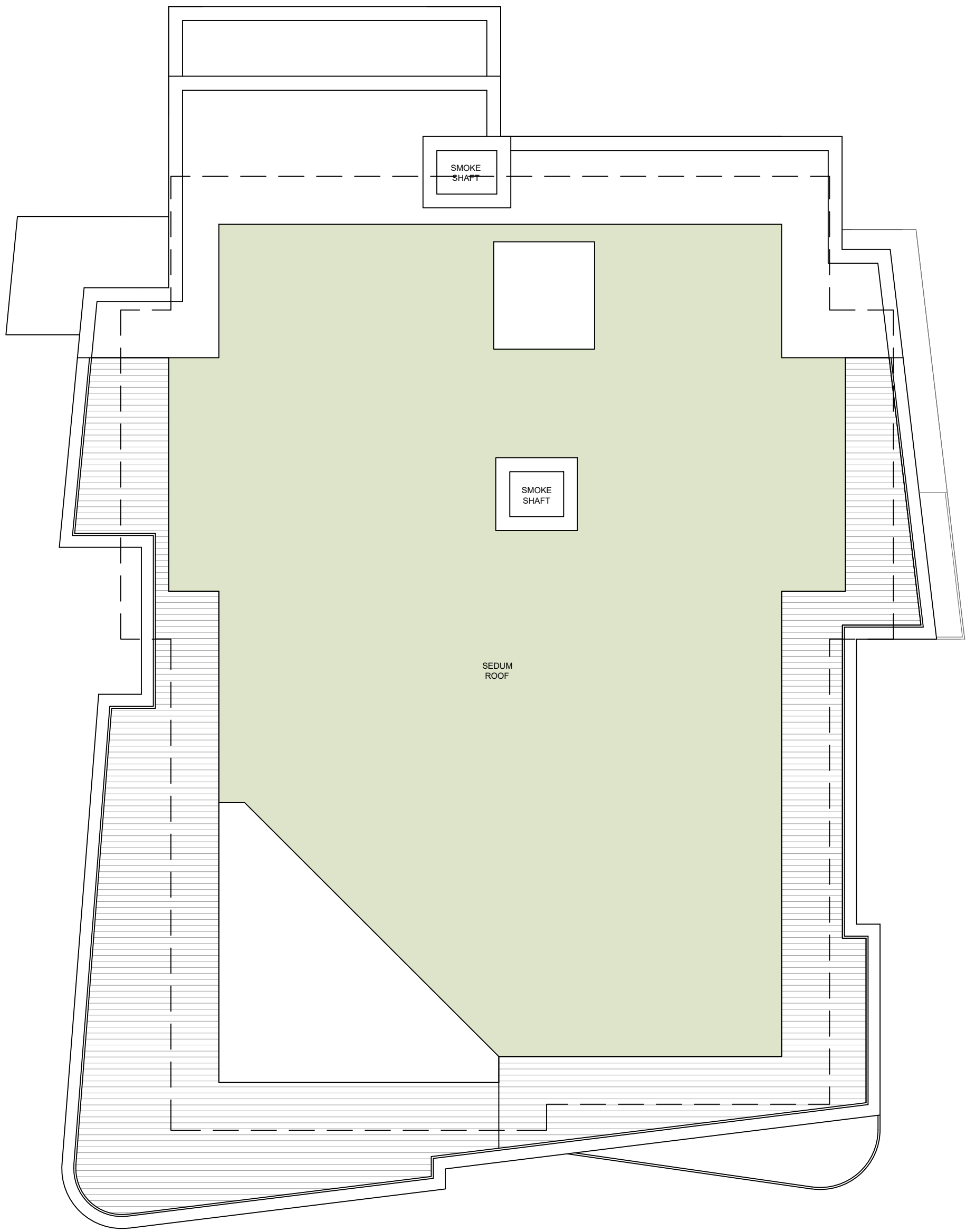
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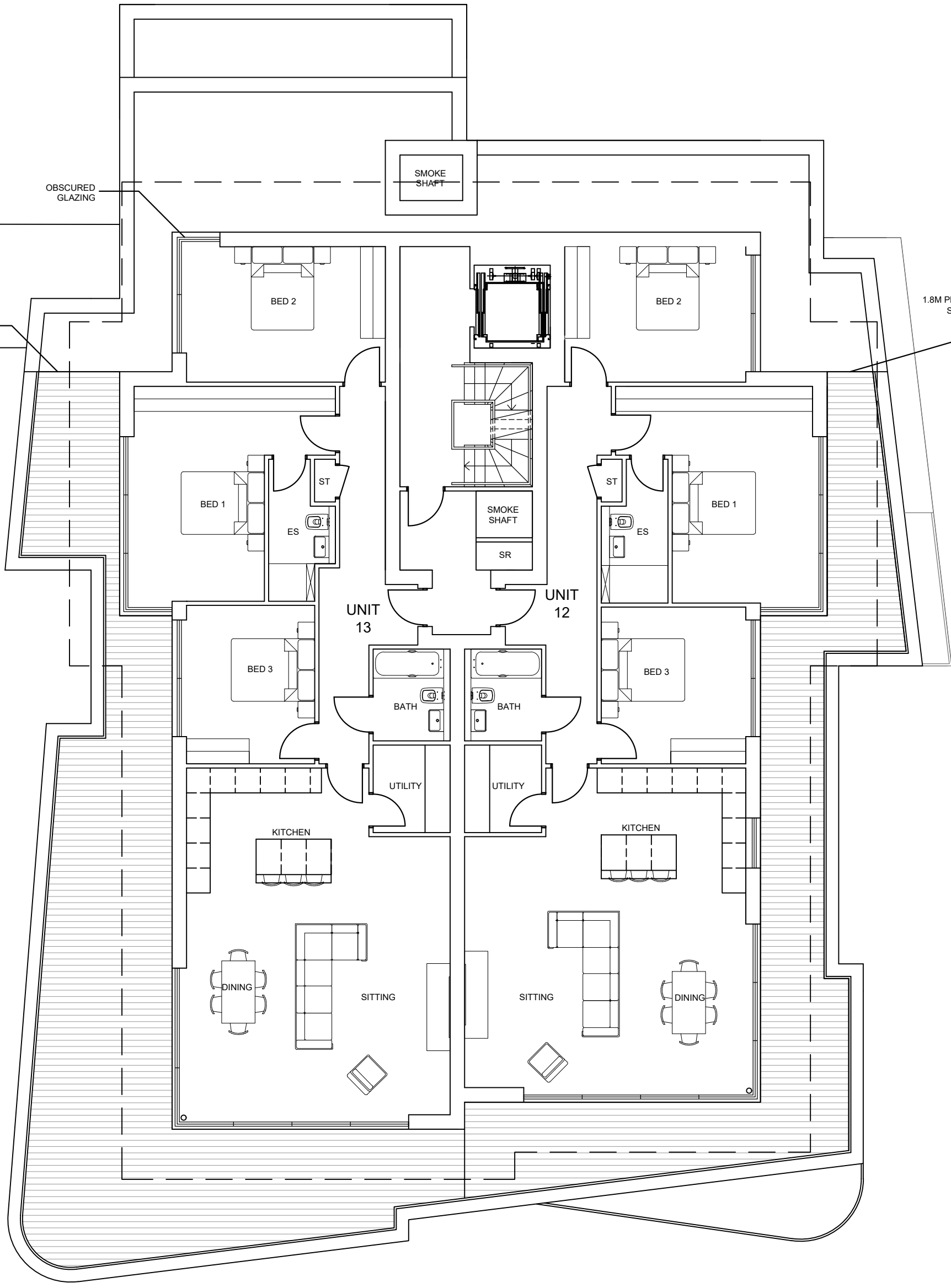
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SECOND FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

10m @ 1:100

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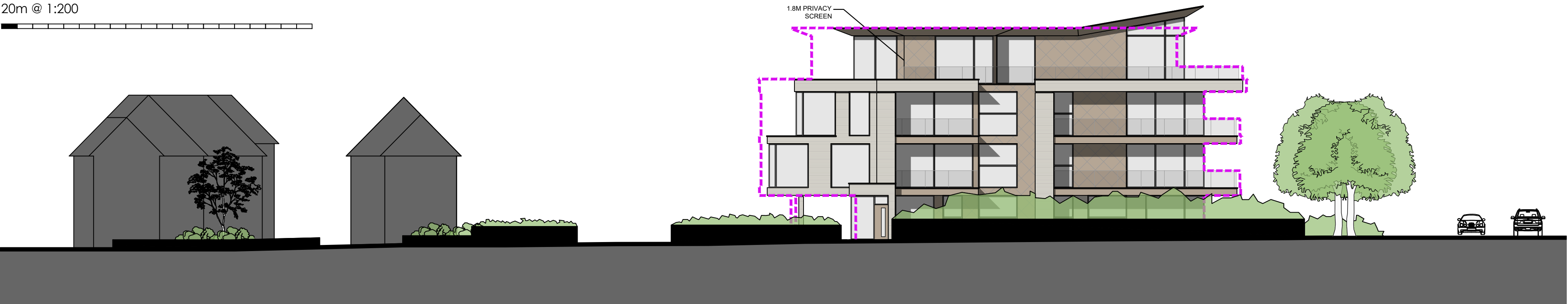
SOUTHERN STREET SCENE (WESTERN DIRECTION)
SCALE 1:200
20m @ 1:200



SOUTHERN STREET SCENE (EASTERN DIRECTION)
SCALE 1:200
20m @ 1:200



WESTERN STREET SCENE
FOR INDICATIVE PURPOSES ONLY
SCALE 1:200
20m @ 1:200



MATERIAL SCHEDULE (A1 FIRE RATED):-	
EXTERNAL WALLS:-	. LIGHT GREY/BUFF BRICKWORK . BRONZE EFFECT CLADDING
BALCONIES:-	. BRONZE EFFECT POWDER COATED ALUMINIUM
WINDOWS & DOORS:-	. BRONZE EFFECT ALUMINIUM
ROOF:-	. SINGLE PLY MEMBRANE WITH ALUMINIUM FASCIA AND UNDER EAVES
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 be agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)	

A. Amendments following planning officer & urban design officers comments. 02.06.23 WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
72 BROWNING AVENUE
BOURNEMOUTH
DORSET
BH5 1NW

STREET SCENES & INDICATIVE IMAGE

scale	AS SHOWN @ A1	checked	//
date	APRIL 2023	drawn	WD

9701 / 203

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