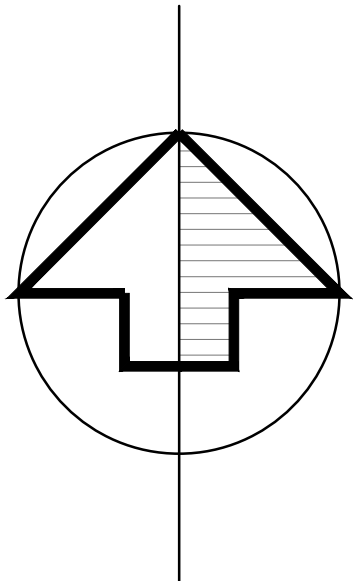
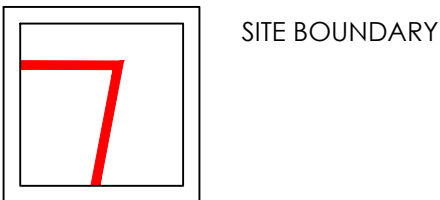


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LEGEND



SITE AREA: 0.336 HECTARES / 0.832 ACRES

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
12 PUREWELL,
CHRISTCHURCH,
DORSET,
BH23 1EP

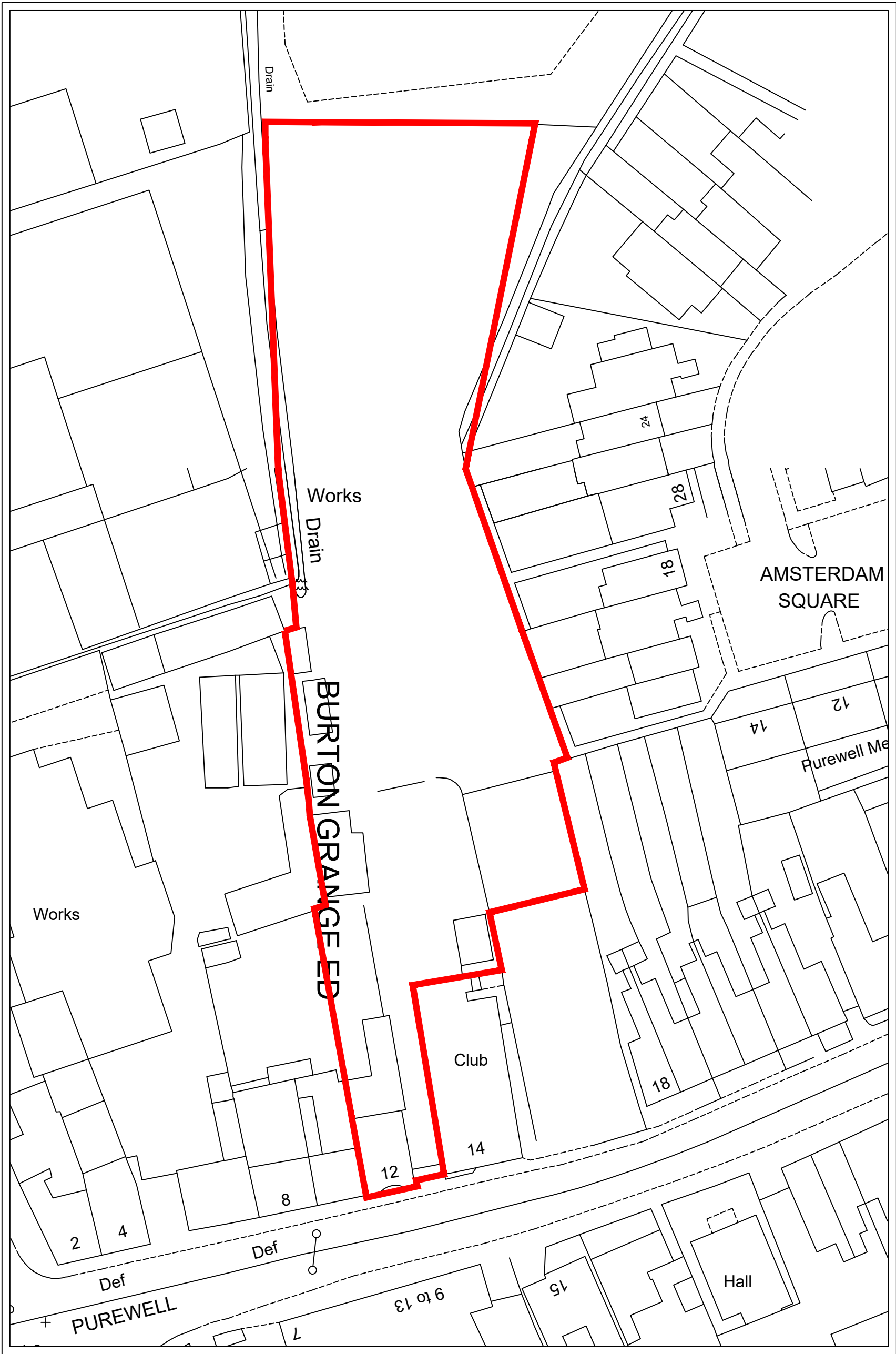
BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked	//
date	JUNE 2023	drawn	WD
9714 / 101			

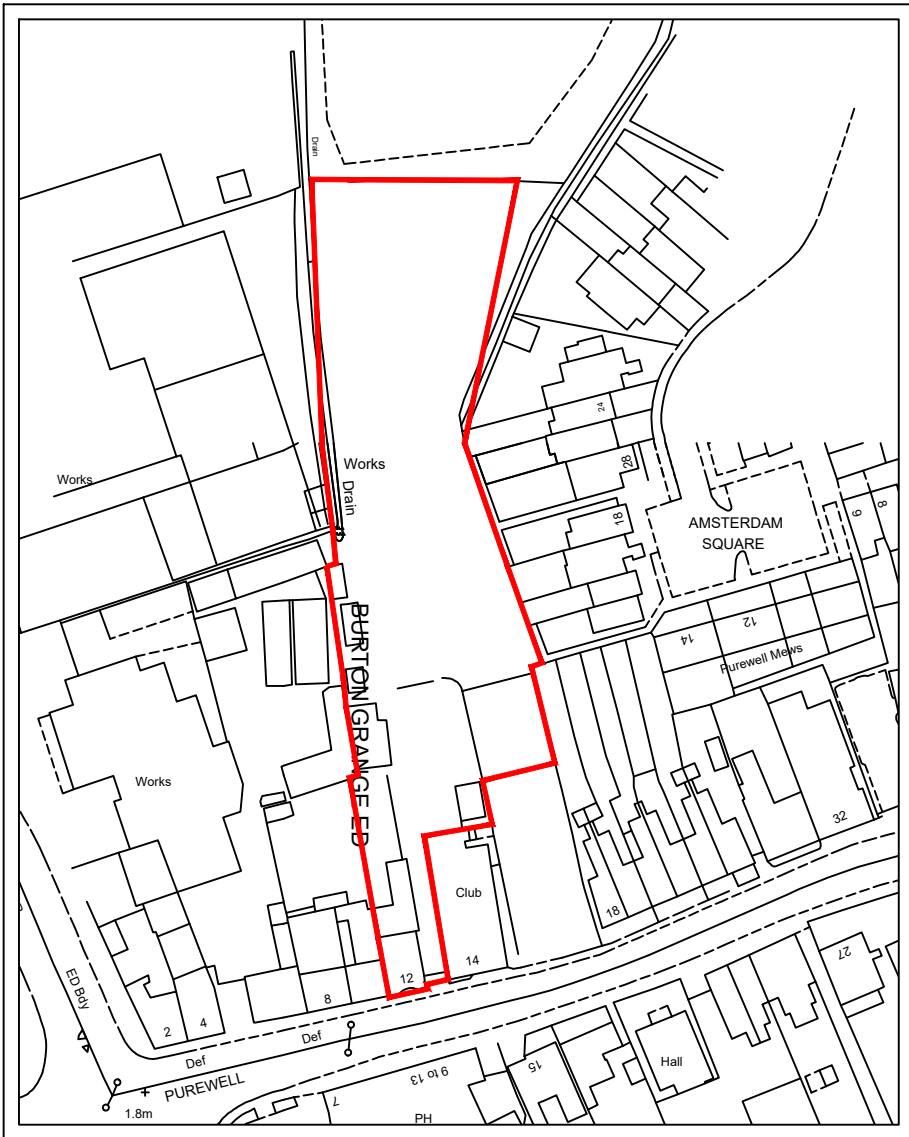
ARC Architecture Ltd.

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

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



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

CDM - PRE-CONSTRUCTION INFO FROM CLIENT

CDM Information requested from client:
1) Topographical Survey

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

DESIGN INFORMATION

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

CONSTRUCTION RISKS

- PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY
- WORKING AT HEIGHT
- PROXIMITY TO HIGHWAYS / FOOTPATHS
- LARGE / HEAVY GLAZING UNITS

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

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

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

PLACEMENT OF SUDS

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

PLACEMENT OF ROOF FEATURES (SOLAR PANELS / AOV'S / PLANT ETC)

Positioning of roof features to be as remote from edge of building as possible

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible
Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

PROXIMITY TO OVERHEAD SERVICES



ROOFLIGHT SPECIFICATION

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

CLOSE PROXIMITY TO TREES

Any required remedial work to trees for example - low hanging branches or rotting and unstable branches, to be evaluated and undertaken prior to construction commencing

ARBORICULTURAL METHOD STATEMENT

There is an approved arboricultural method statement for this project that must be followed

TEMPORARY GUARDING

To be installed during construction to prevent falling on existing uneven and stepped terrain

MAINTENANCE RISKS

- SOLAR PANELS
- PLANT / SERVICE AREAS
- ACCESS TO AOV'S

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

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems where possible. Parapets and valleys to be accessed when required via scaffolding - to be assembled by a specialist.

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

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum and positioned away from edges/ potential falls.

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.

HIGH LEVEL PLANTING

Planting to be maintained from ground level using telescopic equipment

IN - USE RISKS

FLOOD RISK

SUDS plan to be designed at building regulations phase to provide excess surface water drainage

ROOF TERRACE

Mains Fire alarm system to have siren at roof terrace level to alert persons of potential fire in the building below.

DEMOLITION RISKS

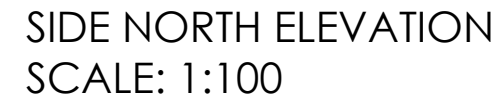
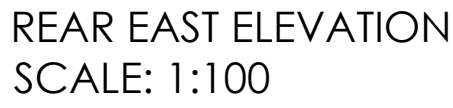
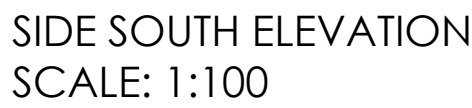
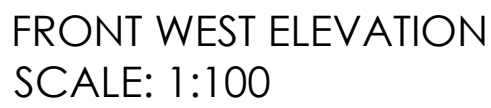
REFURBISHMENT AND DEMOLITION SURVEY

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

TREE REMOVAL

Tree removal/ trimming works to undertaken prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.

LEGEND



A.	Planners comments.	02.10.23	WD
No.	Revision.	date	by

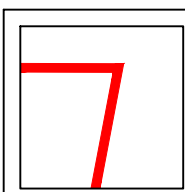
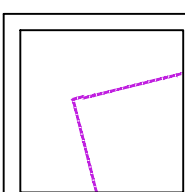
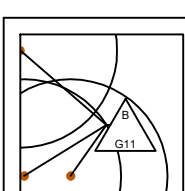
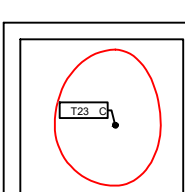
EXISTING FLOOR PLANS & ELEVATIONS

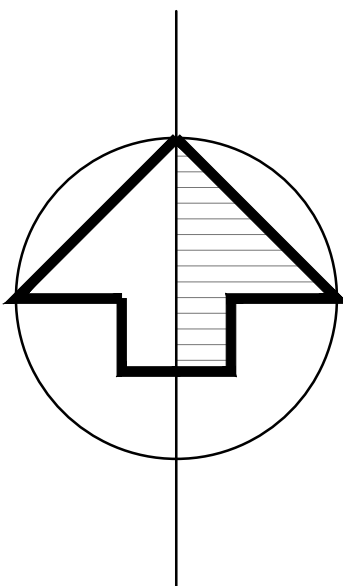
ARC Architecture Ltd.

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

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- All Cladding & building attachments externally to be at A1 fire rated.
- BSF: 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

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



SITE AREA: 0.336 HECTARES / 0.832 ACRES
PROPOSED GIA = 302.6 SQM
EXISTING GIA = 169.7 SQM

A.	Block B garages removed.	30.08.23	WD
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
12 PUREWELL,
CHRISTCHURCH,
DORSET,
BH23 1EP

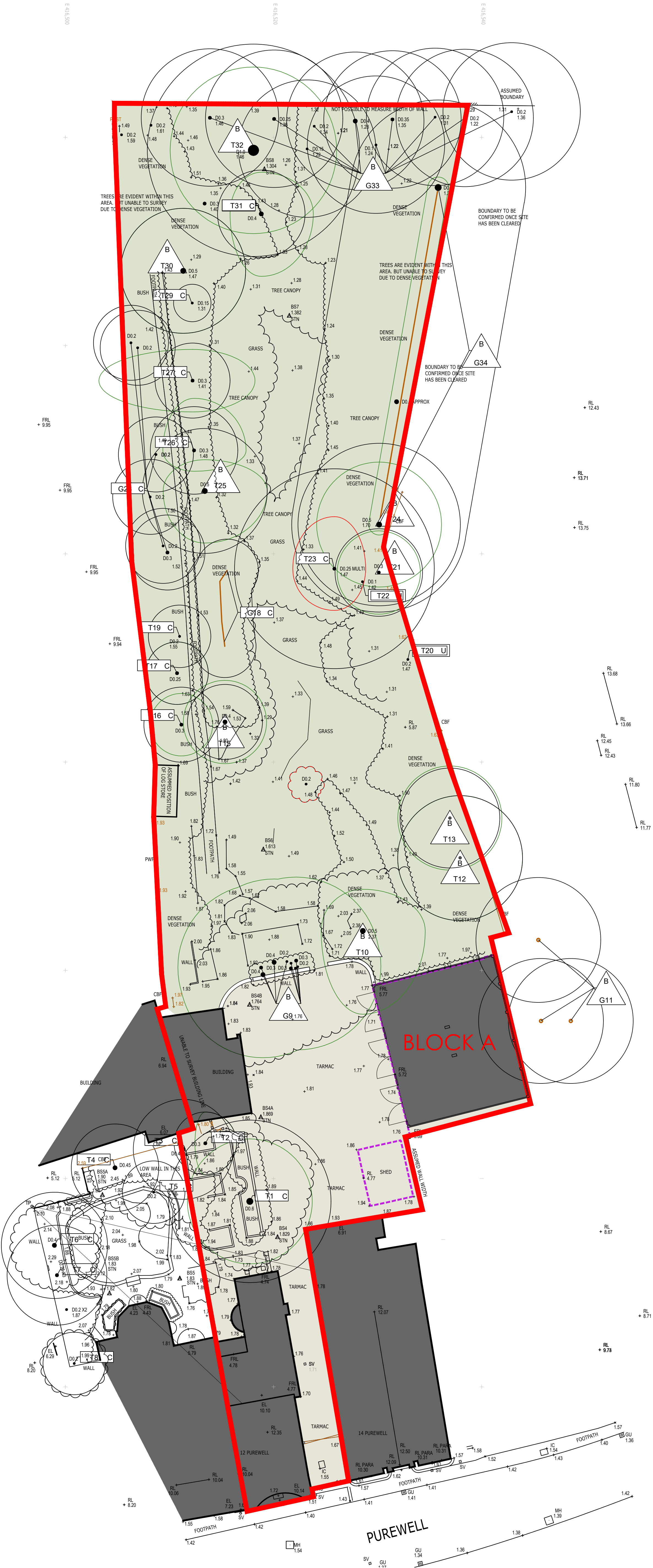
SITE PLAN

scale	AS SHOWN @ A1	checked	//
date	JUNE 2023	drawn	WD
9714 / 100			

ARC Architecture Ltd.

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

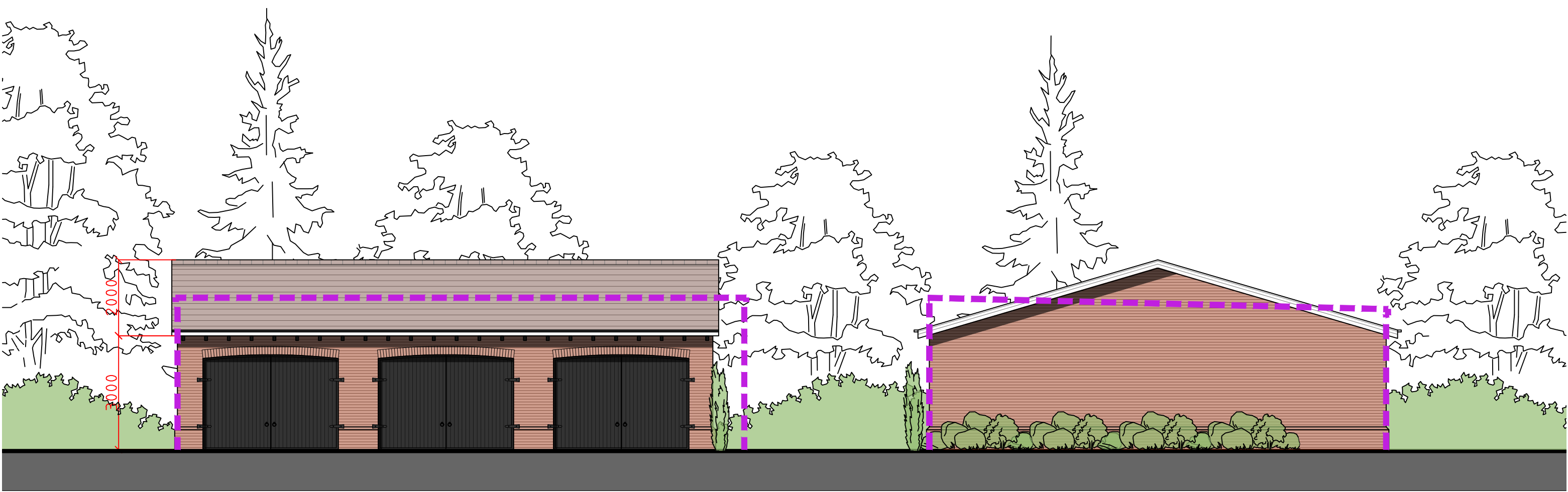
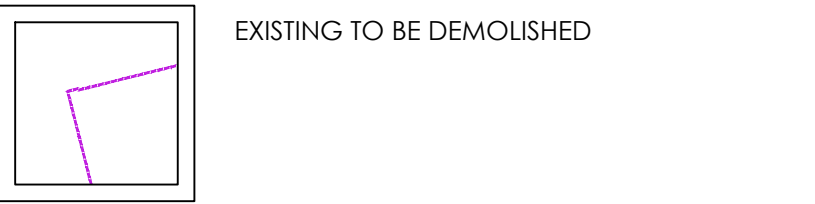
Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE: 1:250

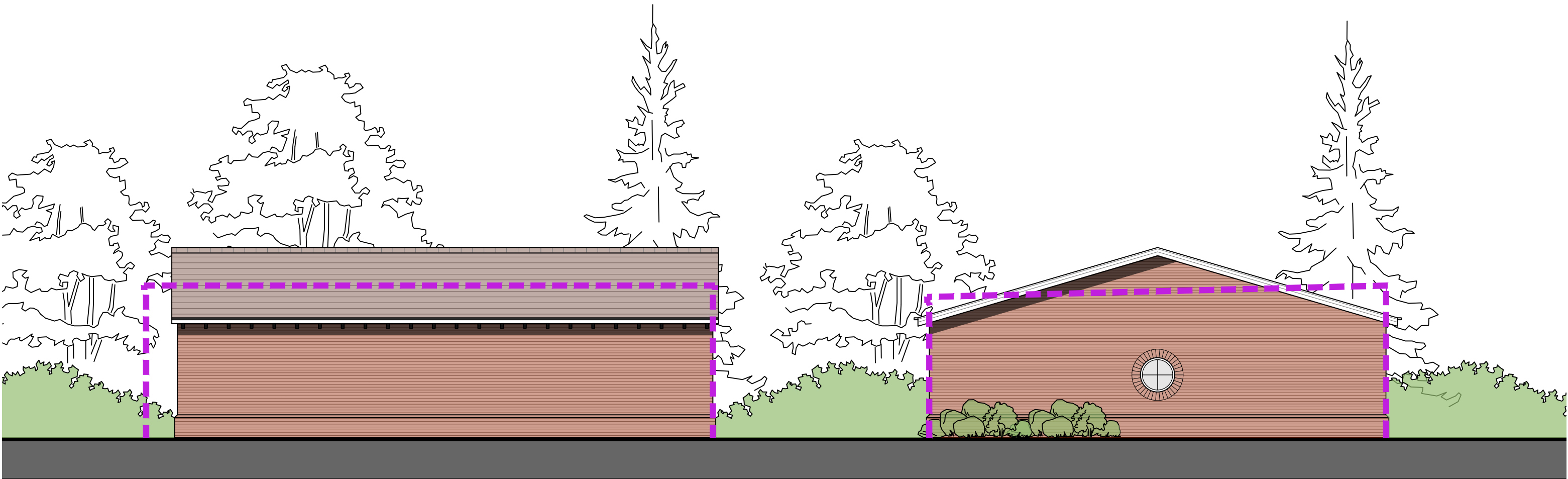
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LEGEND



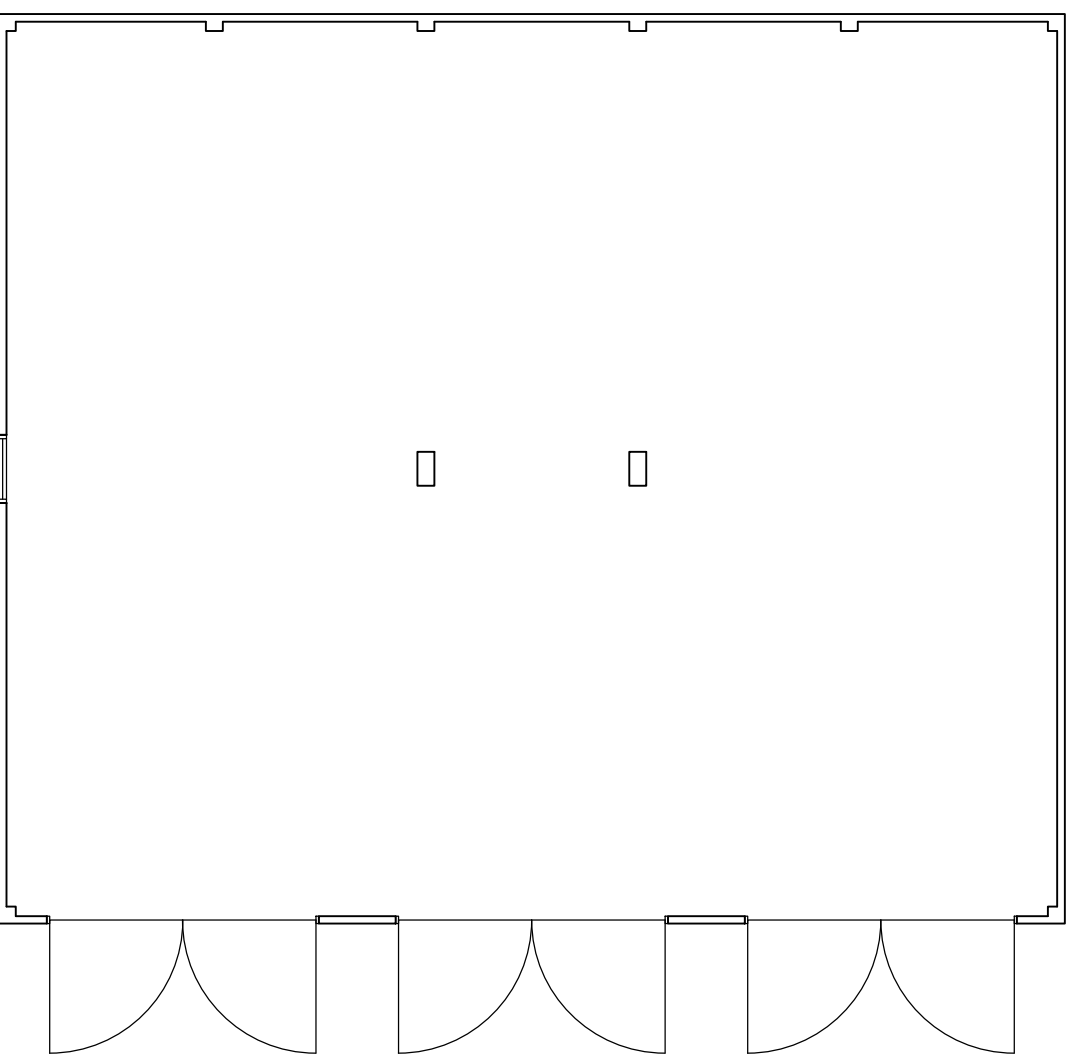
FRONT WEST ELEVATION
SCALE: 1:100

SIDE SOUTH ELEVATION
SCALE: 1:100



REAR EAST ELEVATION
SCALE: 1:100

SIDE NORTH ELEVATION
SCALE: 1:100



FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

MATERIALS SCHEDULE:	
<u>EXTERNAL WALLS:-</u>	. RED BRICK
<u>WINDOWS & DOORS:-</u>	. TIMBER
<u>ROOF:-</u>	. CLAY TILES
<i>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)</i>	

BLOCK A STORAGE = 164.0 SQM			
B.	Outline of existing building added.	12.09.23	WD
A.	Timber cladding removed.	30.08.23	WD
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
12 PUREWELL,
CHRISTCHURCH,
DORSET,
BH23 1EP

BLOCK A FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked	//
date	JUNE 2023	drawn	WD
9714 / 102		A.	B.

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Christchurch, Dorset, BH23 1EP

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