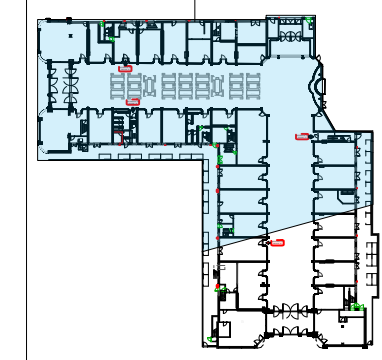


PLAN A



*No alterations are proposed, and stairs to remain as is. Building Inspector to provide special dispensation.

Fire doors FD30S

Power and Data riser

*NOTE: Existing staircases and balustrades to be repaired/re-instated where damaged



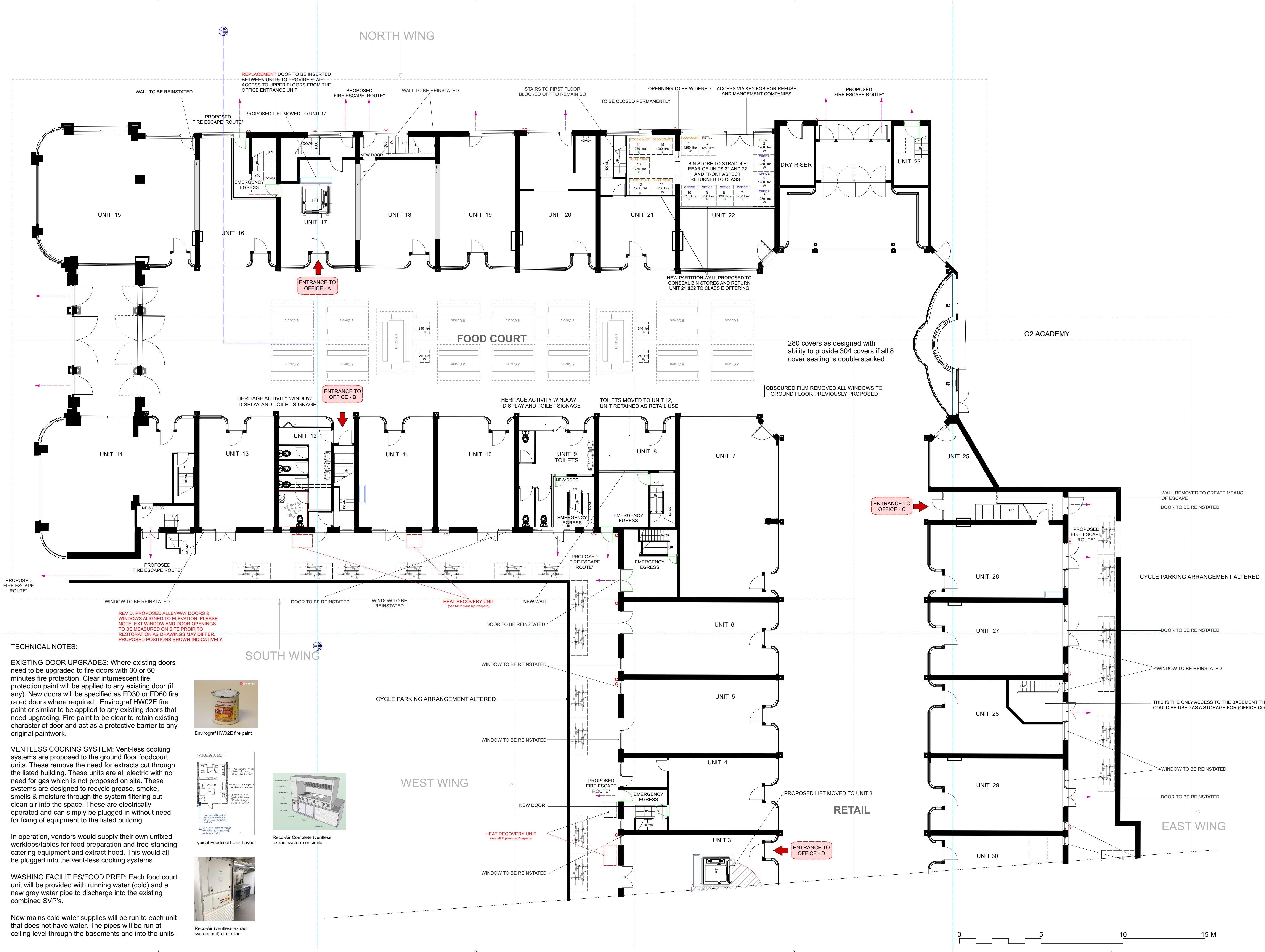
ROYAL ARCADE BOSCOMBE

D. 26.02.24 M&E units moved to align, delete hatched lift notes
C. 16.02.24 Technical notes added, M&E units moved/size updated
B. 04.01.24 Remove 2 proposed lifts on the North and East wings.

REV.	DATE	DESCRIPTION
Project ID	286	Drawn By WA
Date	02.08.23	Reviewed By AC
Scale	1:100@A1	

PROPOSED GROUND FLOOR PLAN-PART A

286_3_153 D



TECHNICAL NOTES:

EXISTING DOOR UPGRADES: Where existing doors need to be upgraded to fire doors with 30 or 60 minutes fire protection. Clear intumescent fire protection paint will be applied to any existing door (if any). New doors will be specified as FD30 or FD60 fire rated doors where required. Envirograf HW02E fire paint or similar to be applied to any existing doors that need upgrading. Fire paint to be clear to retain existing character of door and act as a protective barrier to any original paintwork.

VENTLESS COOKING SYSTEM: Vent-less cooking systems are proposed to the ground floor foodcourt units. These remove the need for extracts cut through the listed building. These units are all electric with no need for gas which is not proposed on site. These systems are designed to recycle grease, smoke, smells & moisture through the system filtering out clean air into the space. These are electrically operated and can simply be plugged in without need for fixing of equipment to the listed building.

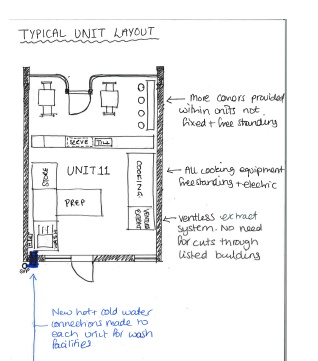
In operation, vendors would supply their own unfixed worktops/tables for food preparation and free-standing catering equipment and extract hood. This would all be plugged into the vent-less cooking systems.

WASHING FACILITIES/FOOD PREP: Each food court unit will be provided with running water (cold) and a new grey water pipe to discharge into the existing combined SVP's.

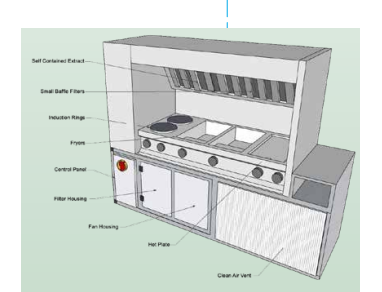
New mains cold water supplies will be run to each unit that does not have water. The pipes will be run at ceiling level through the basements and into the units.



Envirograf HW02E fire paint



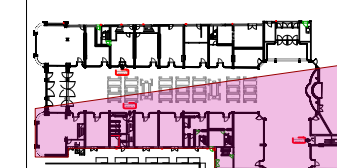
Typical Foodcourt Unit Layout



Reco-Air Complete (ventless extract system) or similar

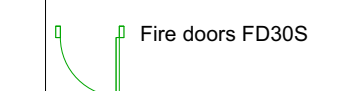


Reco-Air (ventless extract system unit) or similar



PLAN B

* No alterations are proposed, and stains remain as is. Building Inspector to provide special dispensation.



*NOTE: Existing staircases and balustrades to be repaired/re-instated where damaged

Architect

ECA

SECOND FLOOR
14 HIGH STREET
POOD

Address

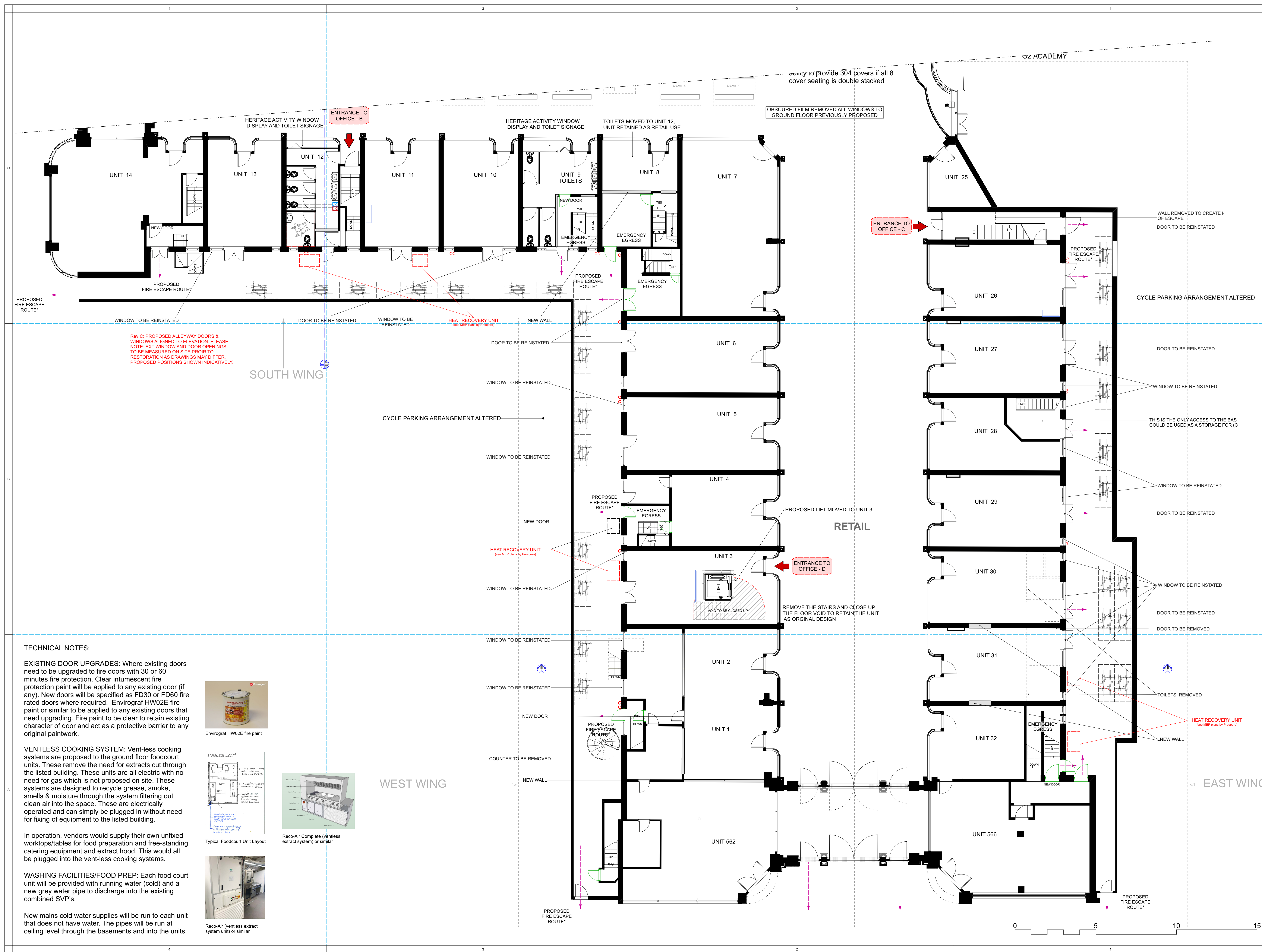
ROYAL ARCADE

REV.	DATE	DESCRIPTION
C.	26.02.24	M&E units moved to all delete hatched lift notes
B.	16.02.24	Technical notes added, units moved/size updated
A.	04.01.24	Remove 2 proposed lifts the North and East wing

Project ID	286	Drawn By	WA
Date	02.08.23	Reviewed By	AC
Scale	1:100@A1		

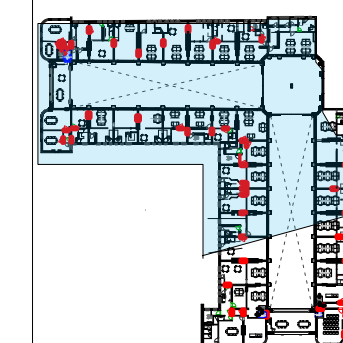
PROPOSED GROUND
FLOOR PLAN-PART B

Sheet No. 5 M 286_3_154 C





PLAN A



No alterations are proposed, and stairs to remain as is. Building Inspector to provide special dispensation

Fire doors FD30S

Power and Data riser

Existing wall opening is widened to 900 mm to meet the building regulations for wheelchair users and the Fire escape strategy

Door replaced by a 900 mm door opening

*NOTE: Existing staircases and balustrades to be repaired/re-instated where damaged

Architect
ECA
SECOND FLOOR
14 HIGH STREET
POLE
BN1 1BP

Address
**ROYAL ARCADE
BOSCOMBE**

C. 25.02.24 Delete hatched lift notes
B. 16.02.24 Technical notes added, only steps retained next to platform lifts
A. 04.01.24 Remove 2 proposed lifts on the North and East wings.

REV. DATE DESCRIPTION

Project ID 286 Drawn By WA

Date 02.08.23 Reviewed By AC

Scale 1:100@A1

Sheet Title

**PROPOSED FIRST
FLOOR PLAN-PART A**

Sheet No.

286_3_155 C

OFFICE A NORTH WING

OFFICE B SOUTH WING

OFFICE C EAST WING

OFFICE C

OFFICE D WEST WING

TECHNICAL NOTES:

EXISTING DOOR UPGRADES: Where existing doors need to be upgraded to fire doors with 30 or 60 minutes fire protection. Clear intumescent fire protection paint will be applied to any existing door (if any). New doors will be specified as FD30 or FD60 fire rated doors where required. Envirograf HW02E fire paint or similar to be applied to any existing doors that need upgrading. Fire paint to be clear to retain existing character of door and act as a protective barrier to any original paintwork.



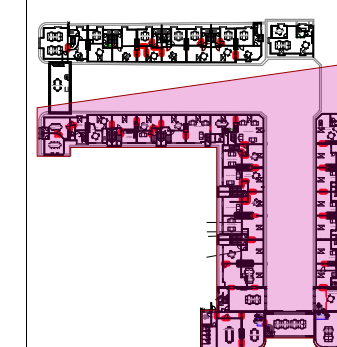
Envirograf HW02E fire paint



Proposed door style

PROPOSED NEW DOORS: Where new doors are proposed these will be hardwood four panelled doors sympathetic to the heritage of the building and those found within the building originally. These would be primed and painted to match the existing skirting and door frames within the room. See proposed door style image for design intent.

0 5 10 15 M



PLAN B

*No alterations are proposed, and stairs to remain as is. Building Inspector to provide special dispensation.

Fire doors FD30S

Power and Data riser

Existing wall opening is widened to 900 mm to meet the building regulations for wheelchair users and the Fire escape strategy

Door replaced by a 900 mm door opening

*NOTE: Existing staircases and balustrades to be repaired/re-instated where damaged



ROYAL ARCADE
BOSCOMBE

C.	25.02.24	Delete hatched lift notes
B.	16.02.24	Technical notes added, toilet removed, extg steps retained next to platform lifts
A.	04.01.24	Remove 2 proposed lifts on the North and East wings.

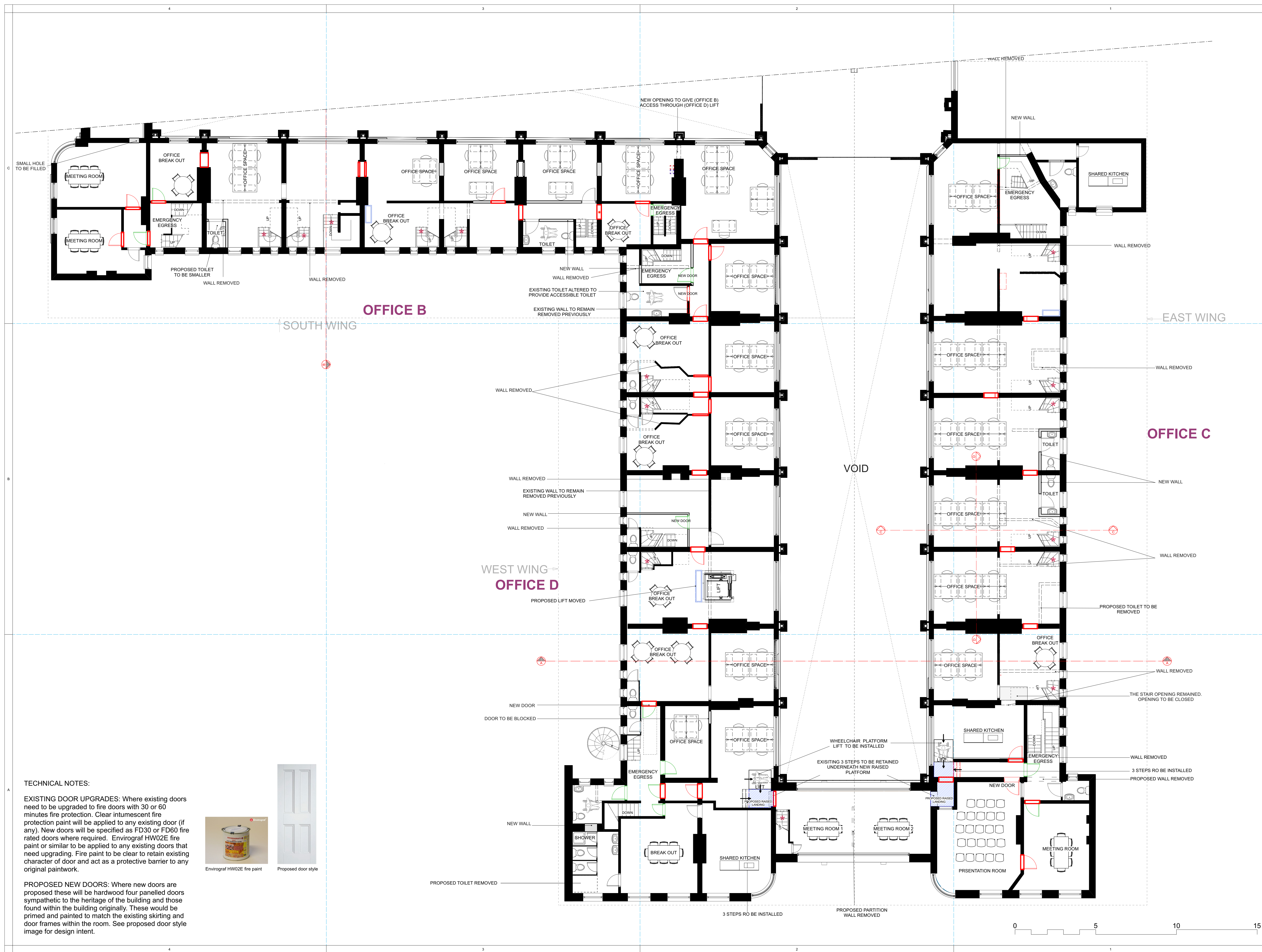
REV.	DATE	DESCRIPTION
Project ID	286	Drawn By WA
Date	02.08.23	Reviewed By AC
Scale	1:100@A1	

Sheet Title

PROPOSED FIRST
FLOOR PLAN-PART B

Sheet No.

286_3_156 C



TECHNICAL NOTES:

EXISTING DOOR UPGRADES: Where existing doors need to be upgraded to fire doors with 30 or 60 minutes fire protection. Clear intumescent fire protection paint will be applied to any existing door (if any). New doors will be specified as FD30 or FD60 fire rated doors where required. Envirograf HW02E fire paint or similar to be applied to any existing doors that need upgrading. Fire paint to be clear to retain existing character of door and act as a protective barrier to any original paintwork.

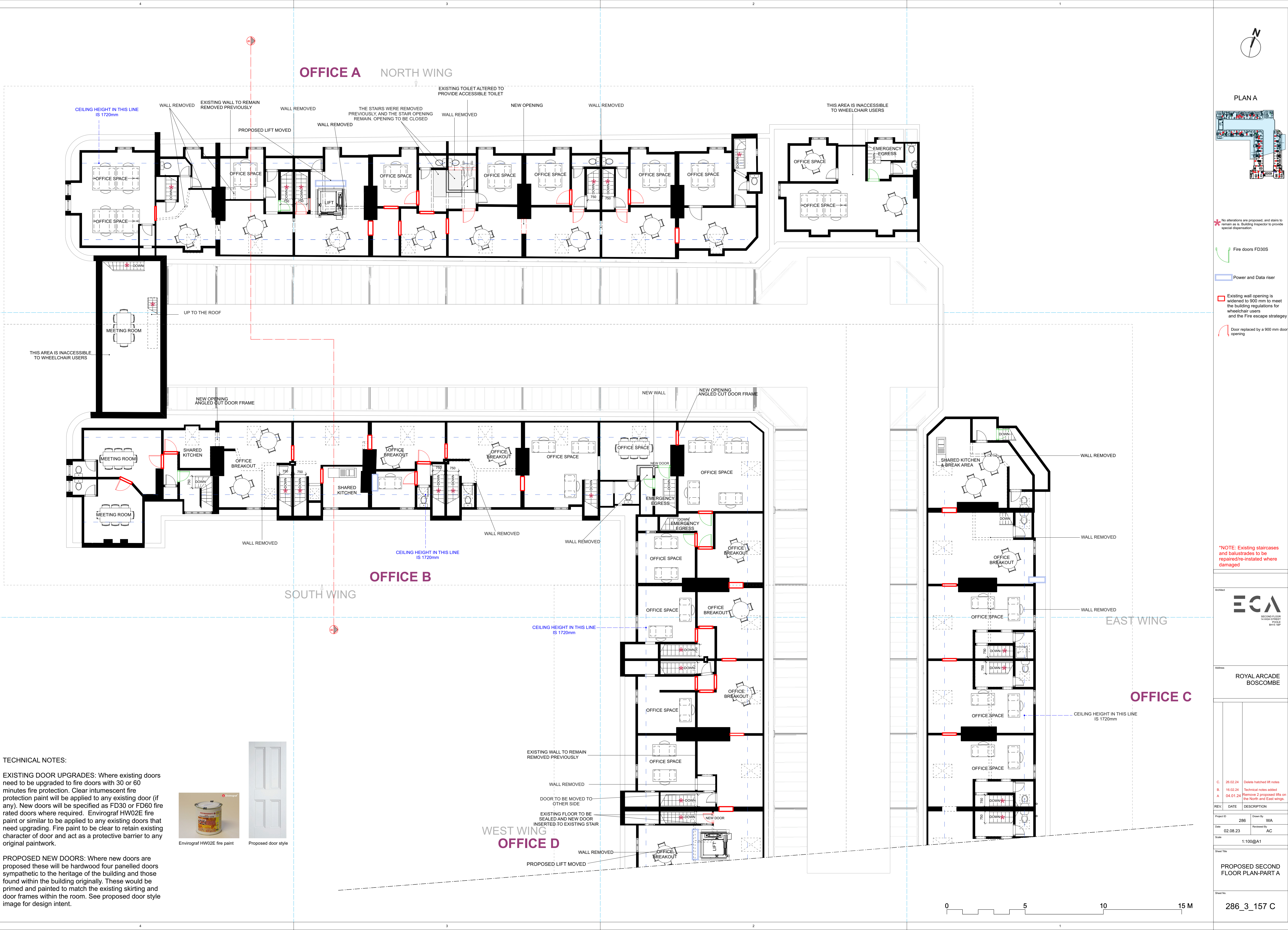


Envirograf HW02E fire paint



Proposed door style

PROPOSED NEW DOORS: Where new doors are proposed these will be hardwood four panelled doors sympathetic to the heritage of the building and those found within the building originally. These would be primed and painted to match the existing skirting and door frames within the room. See proposed door style image for design intent.



TECHNICAL NOTES:

EXISTING DOOR UPGRADES: Where existing doors need to be upgraded to fire doors with 30 or 60 minutes fire protection. Clear intumescent fire protection paint will be applied to any existing door (if any). New doors will be specified as FD30 or FD60 fire rated doors where required. Envirograf HW02E fire paint or similar to be applied to any existing doors that need upgrading. Fire paint to be clear to retain existing character of door and act as a protective barrier to any original paintwork.



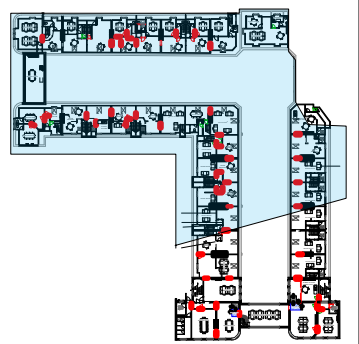
Envirograf HW02E fire paint



Proposed door style

PROPOSED NEW DOORS: Where new doors are proposed these will be hardwood four panelled doors sympathetic to the heritage of the building and those found within the building originally. These would be primed and painted to match the existing skirting and door frames within the room. See proposed door style image for design intent.

PLAN A



No alterations are proposed, and stairs to remain as is. Building Inspector to provide special dispensation.

Fire doors FD30S

Power and Data riser

Existing wall opening is widened to 900 mm to meet the building regulations for wheelchair users and the Fire escape strategy

Door replaced by a 900 mm door opening

*NOTE: Existing staircases and balustrades to be repaired/re-instated where damaged

Architect
ECA
SECOND FLOOR
14 HIGH STREET
POOLE
BH15 2BP

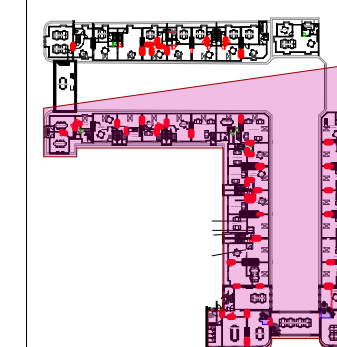
Address
**ROYAL ARCADE
BOSCOMBE**

Project ID
286
Drawn By
WA
Date
02.08.23
Reviewed By
AC

Scale
1:100@A1

Sheet Title
**PROPOSED SECOND
FLOOR PLAN-PART A**

Sheet No.
286_3_157 C



PLAN B

* No alterations are proposed, and stairs to remain as is. Building Inspector to provide special dispensation.

Fire doors FD30S

Power and Data riser

Existing wall opening is widened to 900 mm to meet the building regulations for wheelchair users and the Fire escape strategy

Door replaced by a 900 mm door opening

*NOTE: Existing staircases and balustrades to be repaired/re-instated where damaged



Address
ROYAL ARCADE
BOSCOMBE

C.	26.02.24	Delete hatched lift notes, exit stairs to meeting room retained
B.	16.02.24	Technical notes added
A.	04.01.24	Remove 2 proposed lifts on the North and East wings.

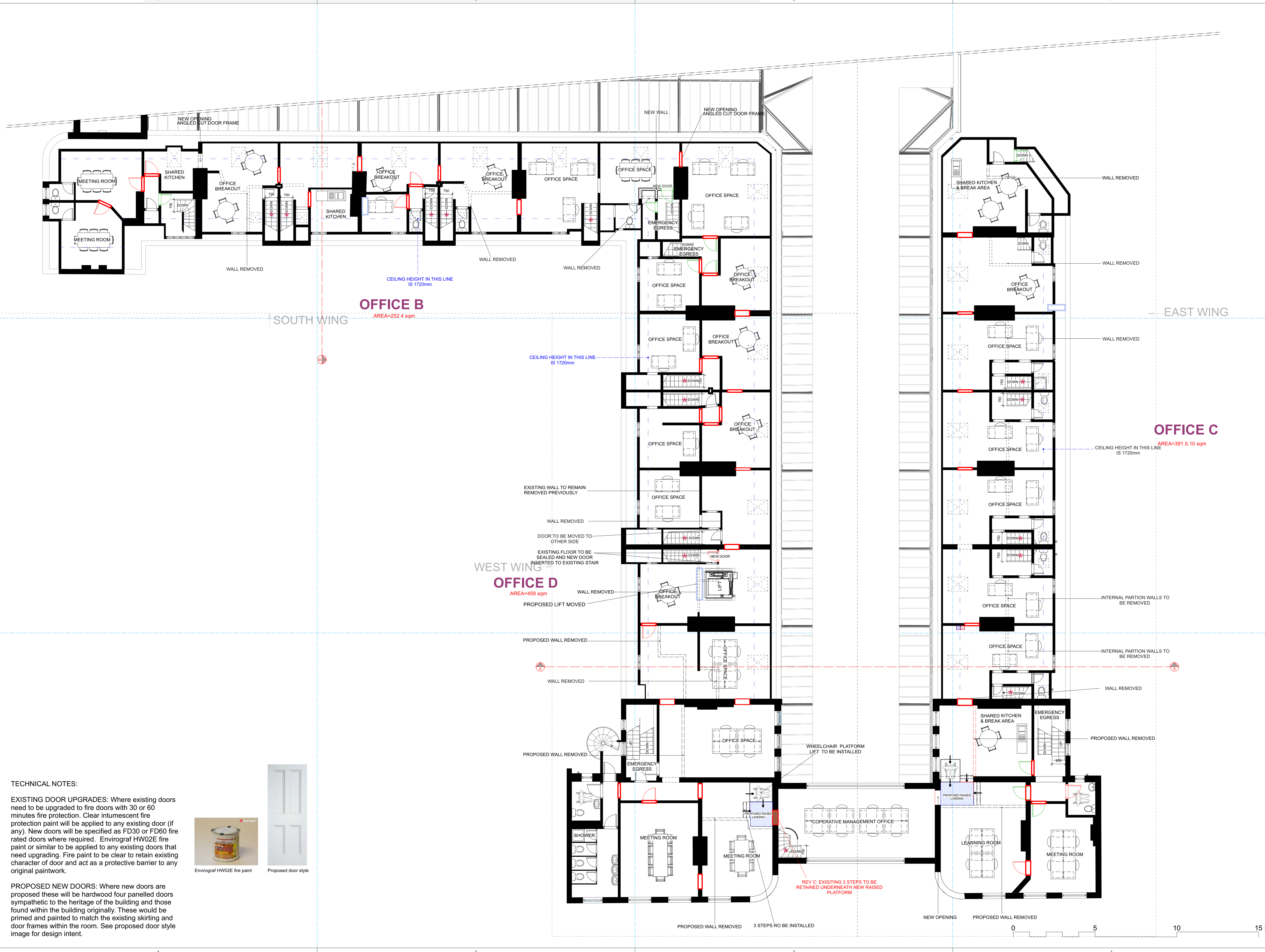
REV.	DATE	DESCRIPTION
Project ID	286	Drawn By: WA
Date	02.08.23	Reviewed By: AC
Scale	1:100@A1	

Sheet Title

PROPOSED SECOND FLOOR PLAN-PART B

Sheet No.

286_3_158 C



TECHNICAL NOTES:

EXISTING DOOR UPGRADES: Where existing doors need to be upgraded to fire doors with 30 or 60 minutes fire protection. Clear intumescent fire protection paint will be applied to any existing door (if any). New doors will be specified as FD30 or FD60 fire rated doors where required. Envirograf HW02E fire paint or similar to be applied to any existing doors that need upgrading. Fire paint to be clear to retain existing character of door and act as a protective barrier to any original paintwork.

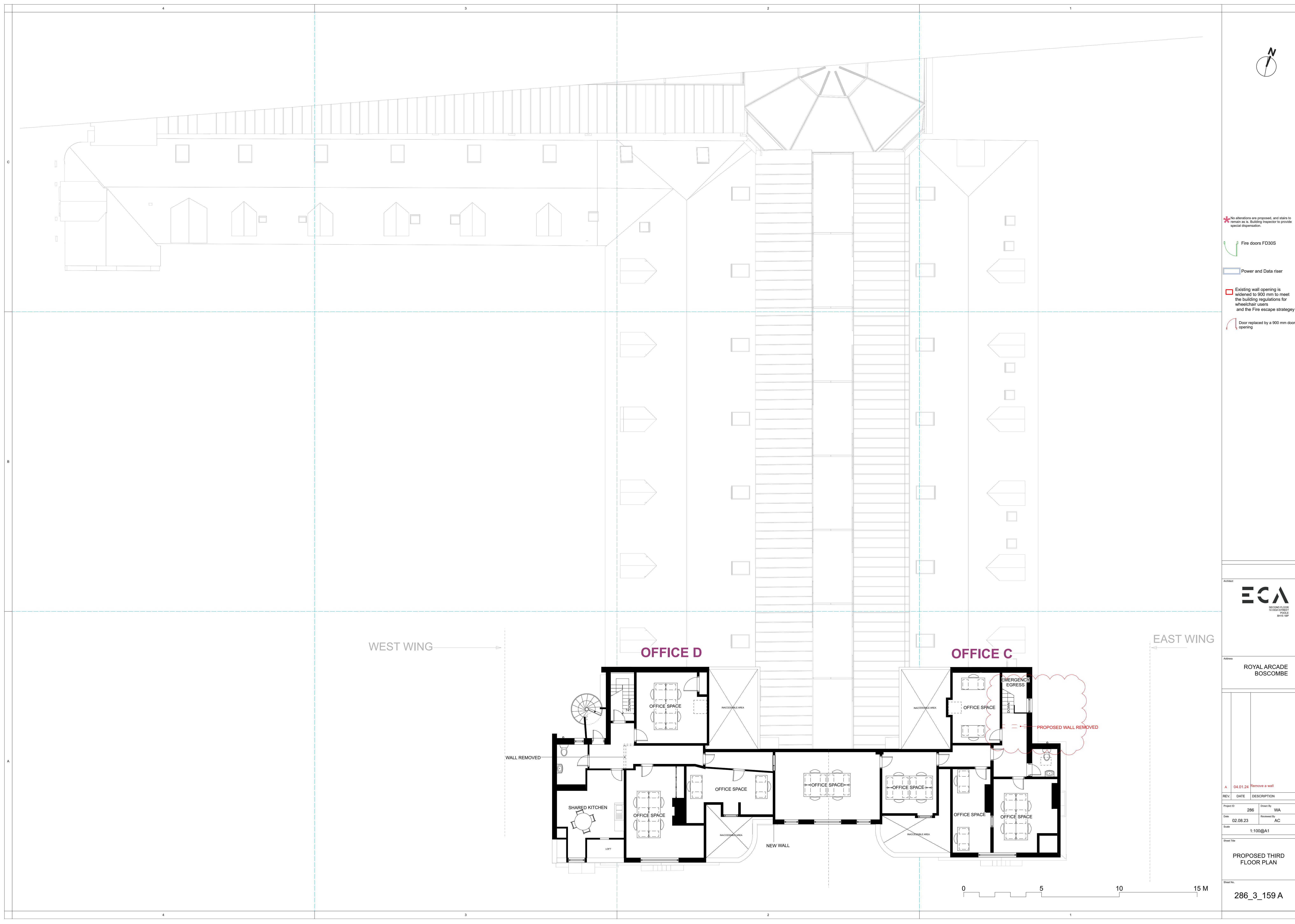


Envirograf HW02E fire paint



Proposed door style

PROPOSED NEW DOORS: Where new doors are proposed these will be hardwood four panelled doors sympathetic to the heritage of the building and those found within the building originally. These would be primed and painted to match the existing skirting and door frames within the room. See proposed door style image for design intent.



* No alterations are proposed, and stairs to remain as is. Building Inspector to provide special dispensation.

Fire doors FD30S

Power and Data riser

Existing wall opening is widened to 900 mm to meet the building regulations for wheelchair users and the Fire escape strategy

Door replaced by a 900 mm door opening

Architect
ECA
SECOND FLOOR
14 HIGH STREET
POOLE
BH15 1BP

Address
ROYAL ARCADE
BOSCOMBE

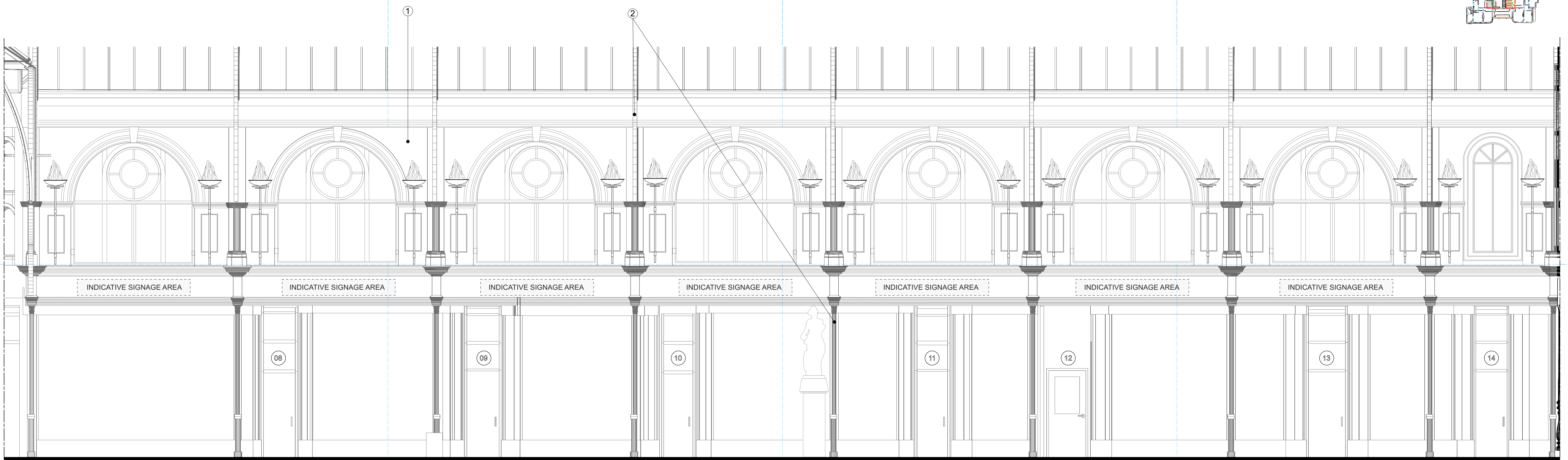
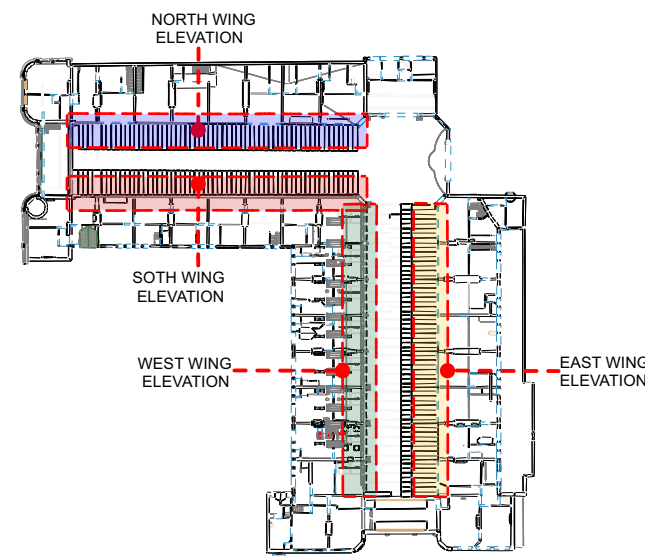
REV.	DATE	DESCRIPTION
A	04.01.24	Remove a wall

Project ID	286	Drawn By	WA
Date	02.08.23	Reviewed By	AC
Scale	1:100@A1		

Sheet Title
PROPOSED THIRD
FLOOR PLAN

Sheet No.
286_3_159 A

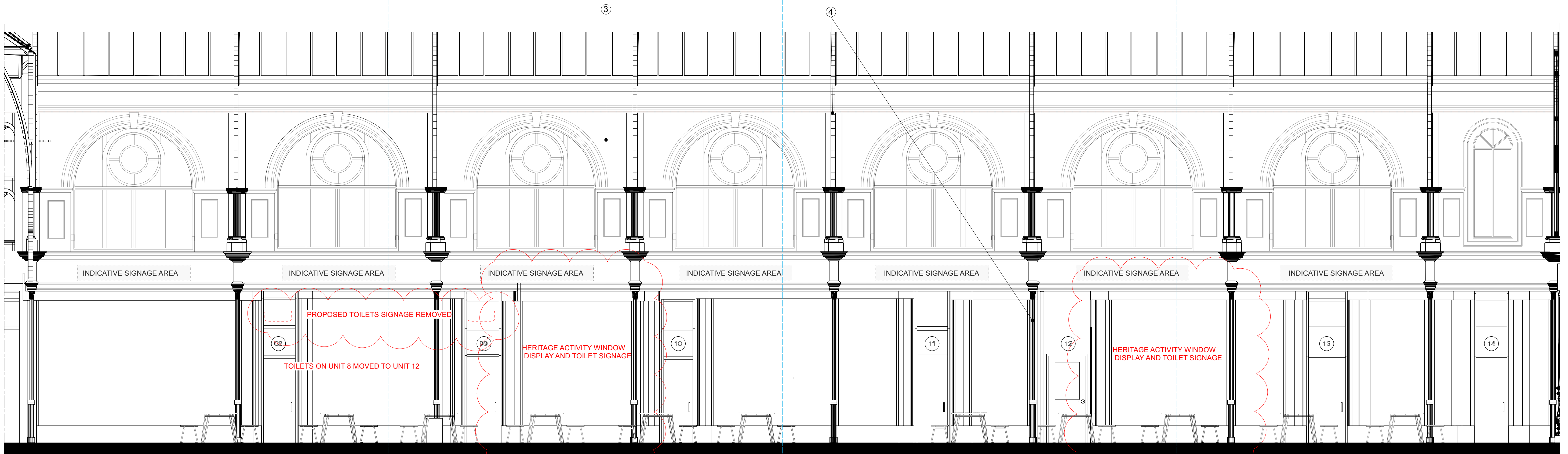
- 4
- 3
- 2
- 1
1. PINK RENDER.
(EXISTING)
2. DARK RED RENDER.
(EXISTING)
3. PAVILION GREY RENDER (No.242).
(PROPOSED)
4. RAILINGS GREY RENDER (No.31).
(PROPOSED)



1

EXISTING SOUTH WING, NORTH INTERNAL ELEVATION

Scale: 1:50



2

PROPOSED SOUTH WING, NORTH INTERNAL ELEVATION

Scale: 1:50

OBSCURED FILM REMOVED ALL WINDOWS TO GROUND FLOOR PREVIOUSLY PROPOSED



Architect

ECA
SECOND FLOOR
14 HIGH STREET
POOLE
BH15 1BP

Address

ROYAL ARCADE
BOSCOMBE

REV

DATE

DESCRIPTION

Project ID

286

Drawn By

WA

Date

04.01.24

Reviewed By

AC

Scale

1:50@A1

Sheet Title

SOUTH WING, NORTH INTERNAL ELEVATION

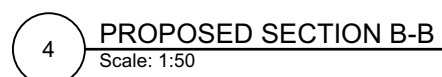
Sheet No.

286_3_303A

A. 04.01.24

Move toilets from unit 8 to unit 12. Installation of heritage window and removal of obscured film

Joists will be doubled up around the openings in order to make it structurally sound. This is a standard detail seen in residential timber floors for openings such as staircases. There are existing steels within the floor voids that span between party walls (those containing chimneys). Between the steels, the timber floor joists run parallel to the party walls. This means that some of those timber joists can be cut away without structural damage to the floors.



B.	13.02.24	Technical design notes added and suspended ceiling shown to GF, M&E extract vents updated
A.	04.01.24	Remove 2 proposed lifts on the North and East wings. Flat ceiling on the 2nd floor .

Sheet Title

286_3_404B