

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with building regulations should be assumed.
3. Do not scale, figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. 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.
6. Stair design to be independently checked by stair fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanman 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.
8. 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.
9. 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 for planning purposes.
10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
NOTE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 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.
EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of saleable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



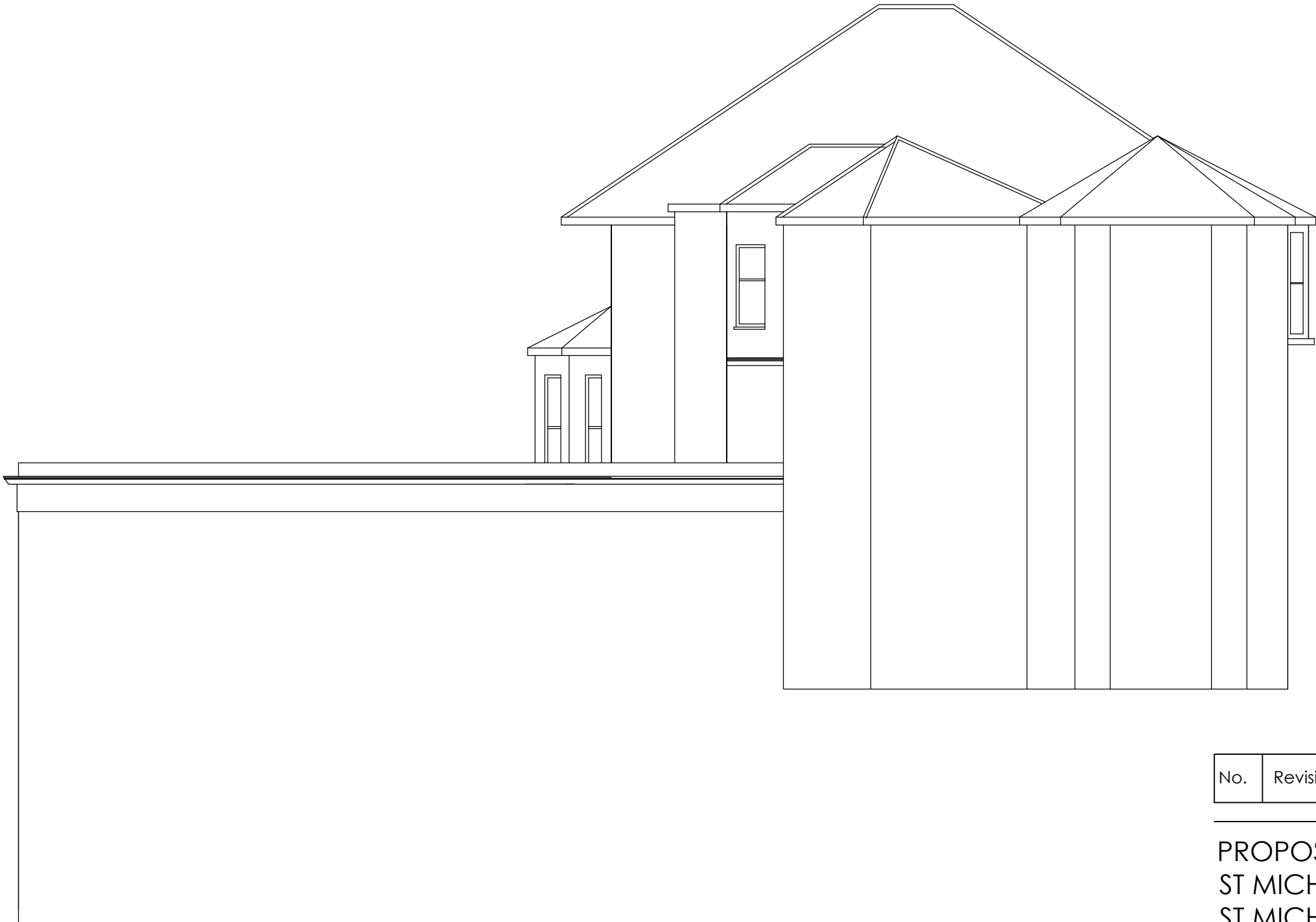
FRONT SOUTH WEST ELEVATION:
SCALE: 1:100



SIDE SOUTH EAST ELEVATION:
SCALE: 1:100



REAR NORTH EAST ELEVATION:
SCALE: 1:100



SIDE NORTH WEST ELEVATION:
SCALE: 1:100

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

EXISTING ELEVATIONS

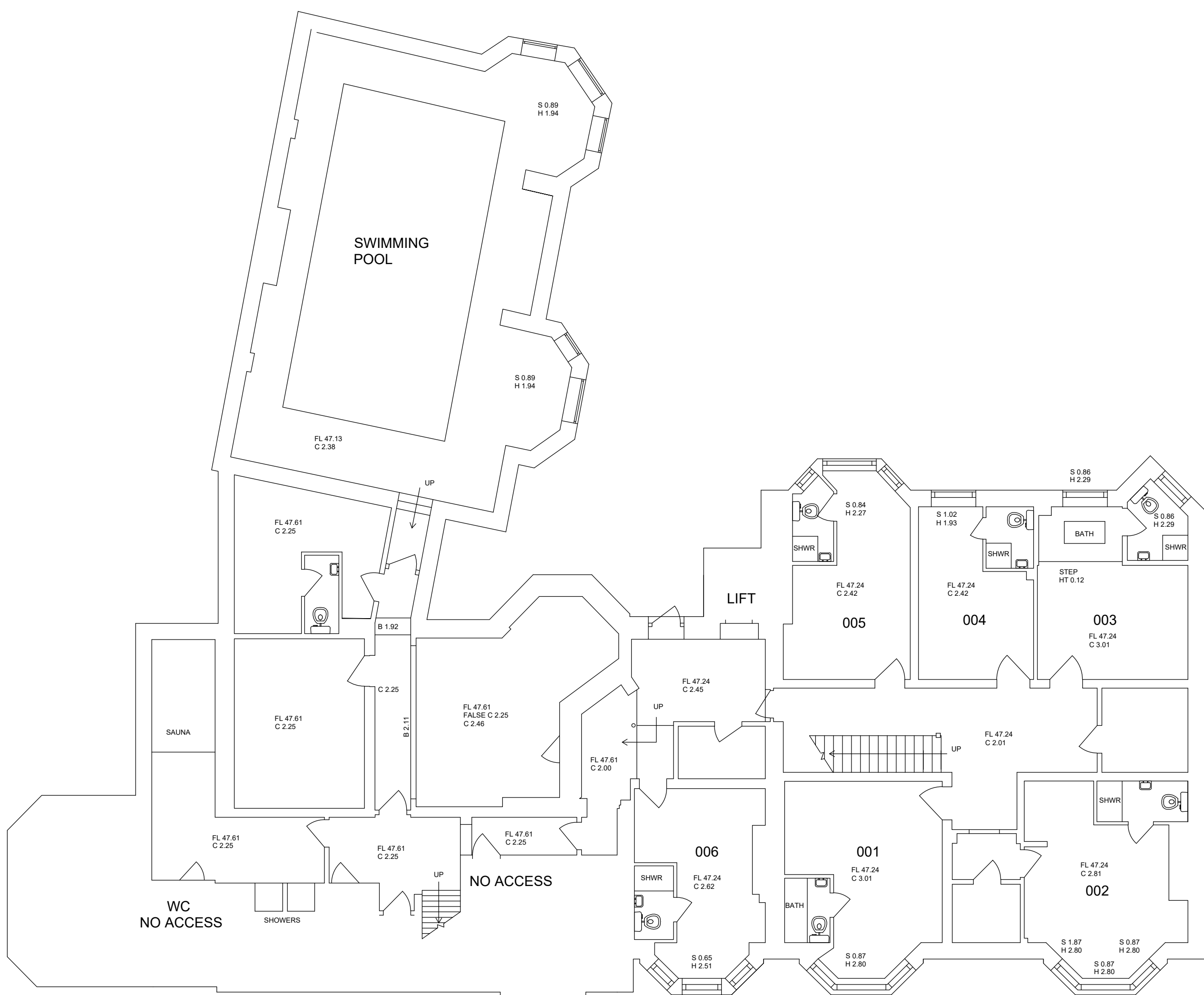
scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
9738 / 108			

ARC Architecture Ltd.

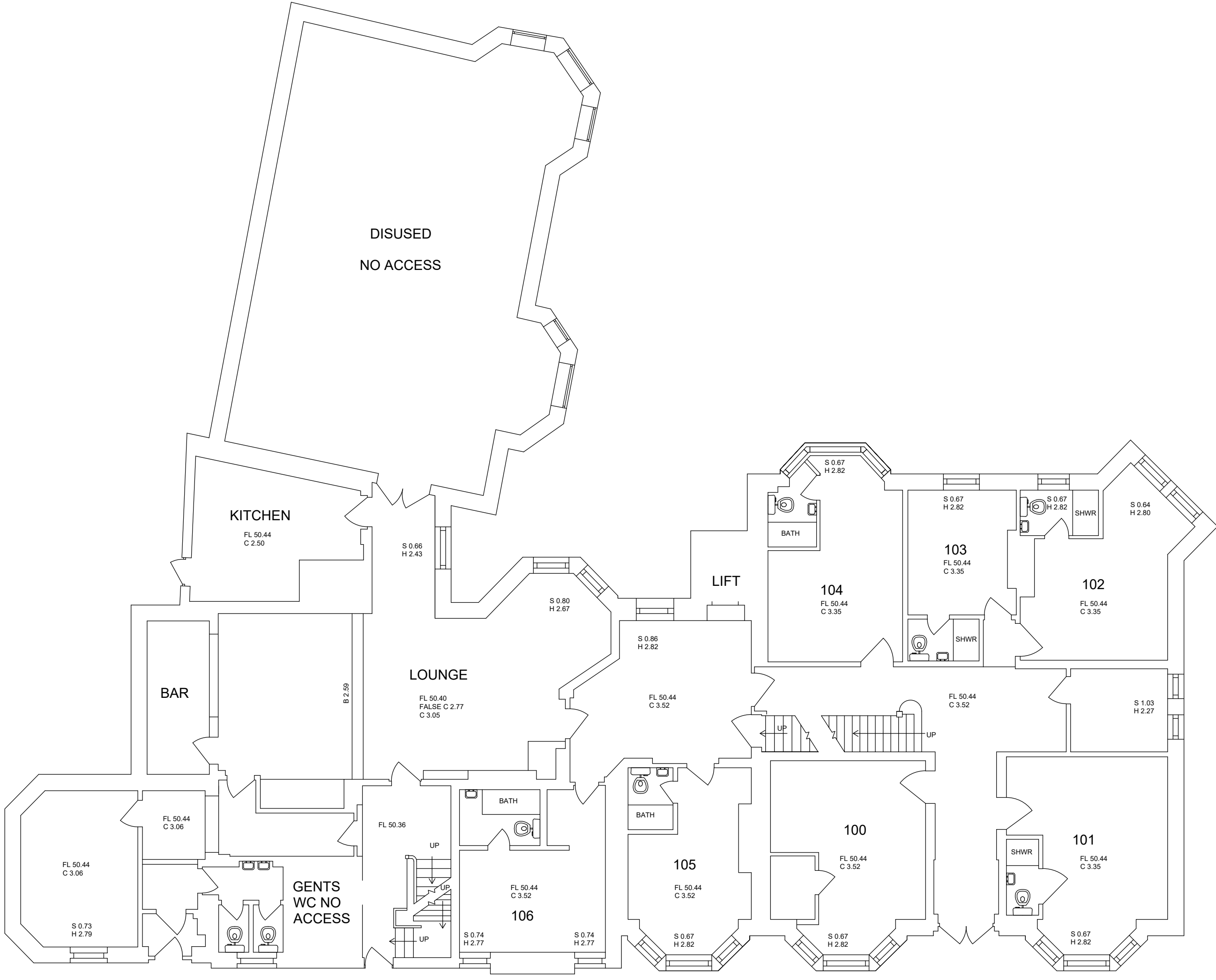
Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

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

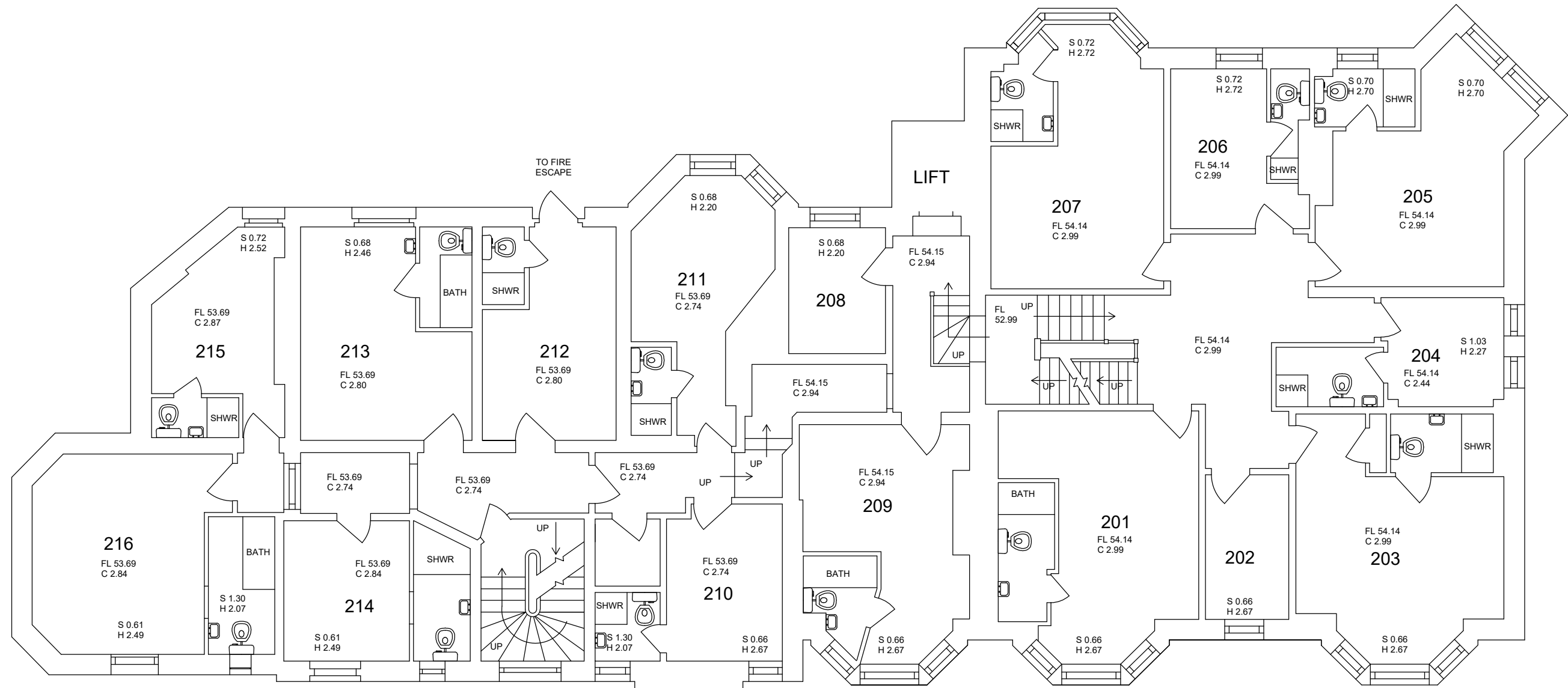




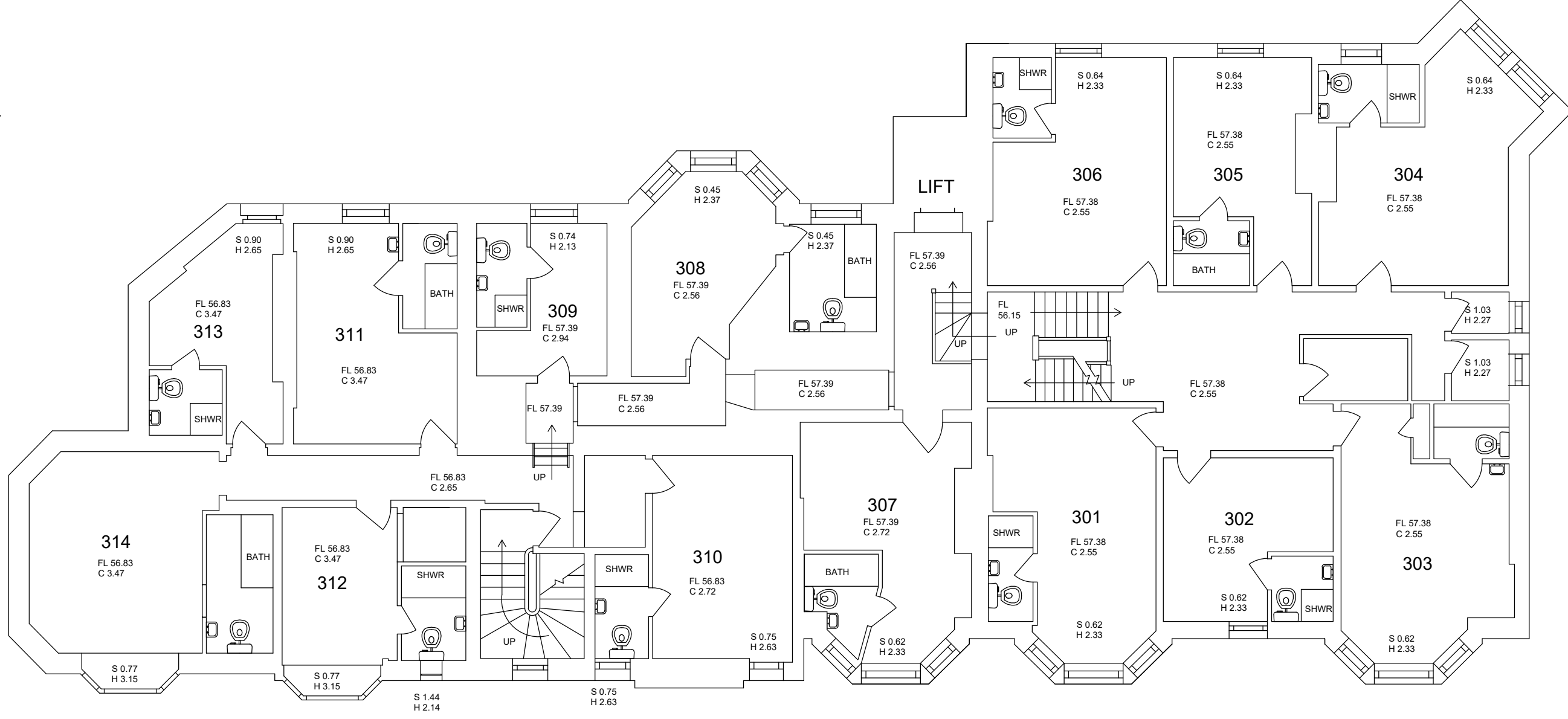
LOWER GROUND FLOOR PLAN:
SCALE: 1:100



GROUND FLOOR PLAN:
SCALE: 1:100



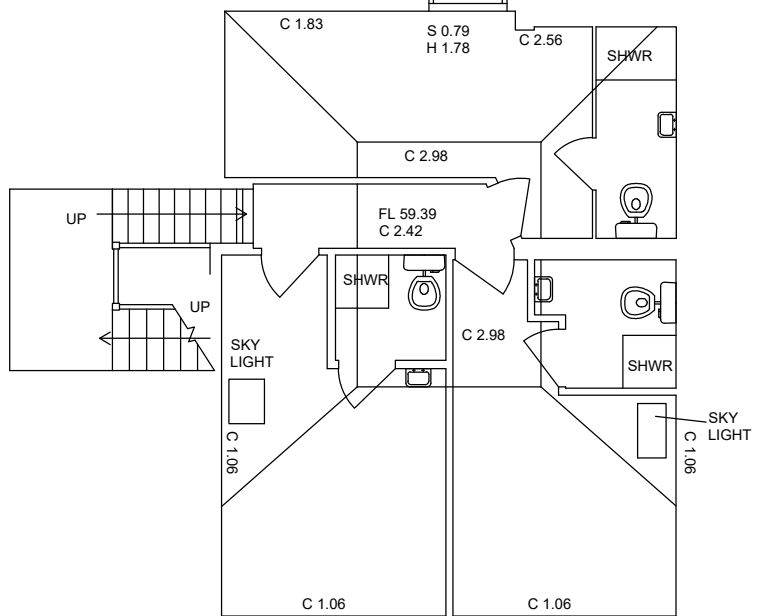
FIRST FLOOR PLAN:
SCALE: 1:100



SECOND FLOOR PLAN:
SCALE: 1:100

- The contents of this drawing are copyright.
- Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
- Do not scale, figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
- All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principal Designer/Principal Contractor is provided to show alternative compliance has been sought and approved.
- Star design to be independently checked by star fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Machinist waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
- 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.
- 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 areas of control for planning purposes.
- We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be at A1 fire rated.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire Safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler system (domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



UPPER FLOOR PLAN:
SCALE: 1:100

EXISTING GIA = 1,620.1 SQM

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

EXISTING FLOOR PLANS

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

9738 / 107

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





HEDGE PLANTING SPECIFICATION

All planting stock to conform to the National Plant Specification, but generally:

Stock Size: 1+2 transplanted whips (90-120cm) or 3 litre containerised stock

Density: 5 per linear meter, planted in a double staggered row, 500mm between plants and rows.

Species grouping: Plant in groups of 3-7 of same species, distributing evergreen species evenly over total length.

Protection: 600mm clear spiral rabbit guards and tube guards for standard trees.

Planting: Trench planted, ensure trench is wide enough to accommodate spread roots, ameliorate back with 50% organic matter

Mulch: 75mm bark much to entire planting trench.

Location: 800mm from adjacent vertical structure and/or 500mm from adjacent hard surface. Use root barriers where required.

Tag standard trees to easily identify during annual cut.

DESIGN NOTES

This drawing is the copyright of The Landscape Service 2017 Limited, all rights reserved. Do not scale from this drawing. All dimensions and levels to be checked. The Landscape Service 2017 Limited do not accept responsibility for any expense, loss, damage of whatsoever nature, however arising from the execution of the work to which it relates.

SURFACE WATER: Hard surface to comply with Sustainable Urban Drainage Systems (SUDS) where required and to BS 8582.

PERMISSIONS AND REGULATIONS: Comply with the latest revisions of the Health and Safety at Work Act, the Management of Health and Safety at Work Regulations, the Construction, Design and Management Regulations (CDM), the Control of Pesticide Regulations, the EU Biocide Regulations, Plant Protection Products legislation, the Control of Substances Hazardous to Health Regulations (COSHH) and all other relevant Acts, Statutory Instruments, Regulations or Orders. Ensure compliance of employees, sub-contractors and all other persons on site. Provide adequate welfare and first aid facilities. Carry out risk assessments and prepare method statements as appropriate. Ensure safe working methods are used.

It is the client's responsibility to apply for all the relevant permissions before commencing work on site. This includes but not limited to: Planning permission, Tree Preservation Orders, Building regulation approval and Party Wall Act.

SERVICES: Before starting work locate the exact position of underground and overhead services by making all necessary investigations. No mechanical digging is to take place within 0.5m of gas or electrical services. Follow the guidance issued by the Utility Authority/Company when working close to underground services.

ELECTRICAL WORK: To BS 7671 and Part P of the Building Regulations.

EXTERIOR LIGHTING FITTINGS: To BS 4533 and BS EN 60598-1.

SOFT LANDSCAPING NOTES

The Client will undertake care of the plants, trees and grass after the work is finished.

INVASIVE NON NATIVE SPECIES: Comply with the *Invasive Non Native Species Horticultural Code of Practice*.

GROUND WORKS: To BS 4428 Code of Practice for general landscape operations and BS 8000-1 clause 3.1+ 3.3 for excavation and filling.

PREPARATION FOR PLANT TREES AND SHRUBS:

- Remove inorganic containers.
- Check for and reject any damaged, diseased, poorly rooted, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed)
- Carefully prune any minor root damage
- Plant in previously prepared pits and planting areas in position shown on the drawings or in the absence of drawings space evenly at the rate specified
- In holes large enough to allow adequate root spread and tease out congested root balls of container grown plants.
- Excavate holes at least 100mm below the root system.
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed.
- The backfill is to be the excavated (pre-prepared) soil and evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

SUPPLY & HANDLING OF TREES & PLANTS: Comply with the *National Plant Specification* (NPS) and the *Code of Practice for Plant Handling* (CPSH) which is incorporated in the *National Plant Specification* (available free at www.csdhub.com).

NURSERY STOCK: In accordance with the plant list and as specified in the *National Plant Specification* (NPS, available free at www.csdhub.com).

PLANT FAILURES: All plants supplied and planted by the Contractor including trees, which fail to thrive within the period for the correction of faults shall be replaced with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed.

IMPORTED TOPSOIL: To BE: To BS 3882 Multipurpose natural (not manufactured) topsoil.

ORGANIC MATTER: Apply and lightly dig into the surface of planting areas with well-rotted farmyard manure at a rate of 5kg/m².

IMMEDIATELY AFTER PLANTING: Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tith to the required levels. Planting is not intended to be edible unless stated otherwise

MULCHING: Fork soil to a medium tith in the areas to be mulched. Apply 100mm depth of mulch after watering.

BULBS: Grouped at random for naturalised bulbs. With the base of bulb at the correct depth for the species and in contact with the soil, with fine, stone-free topsoil backfill.

TREE STAKES: 75mm minimum diameter, free of bark, with one end pointed.

STAKING FOR TREES: Drive stake upright minimum 600mm depth into excavated planting pit before planting, close to the tree stem on the windward side. Cut off minimum 600mm above ground and secure tree with ties and spacers at the top of the stake.

WATERING PIPES: Provide perforated watering pipes in a circle around the top of the root ball.

BACKFILLING: To be the excavated (pre-prepared) soil. The backfill is to be evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

TREE WORK: To be to BS 3998 *Recommendations for Tree Work* unless otherwise agreed.

PROTECTIVE FENCING: Before stripping or clearance of the site, provide, erect and maintain barriers to form Construction Exclusion Zones in accordance with BS 5837, using welded mesh panels securely attached to a braced scaffold pole vertical and horizontal framework as BS 5837 Figure 2. Clear away and make good as necessary when all the work is complete

GROUND PREPARATION FOR WILD FLOWER MEADOWS: Harrow to reduce soil to a good tith not exceeding 25mm. Ground to be weed free and cleared of existing organic matter.

SOWING WILD FLOWER SEED MIX: Ensure even mixing of all seed varieties at all times. Seed spread to manufacturers recommendation. Seed is to be sown into soil with low fertility. Client is responsible for any required soil tests.

TURF QUALITY: to be BS 3969 with herbicide applied 1 to 3 months before lifting. 900 x 300 minimum size, even thickness, max 10mm thick thatch and 7-18mm thick topsoil. Supply a sample to site for inspection before delivery.

PREPARATION FOR TURFING:

- Remove all weeds, rubbish and stones over 30mm in any dimension.
- Cultivate topsoil to a minimum depth of 100mm.
- Reduce top 30mm to a fine tith and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer.

LAYING TURF:

- Transport turf over close butted timber planks.
- Lay turf in consecutive rows.
- Lay turf from timber planks protecting previously laid turf.
- Lay turf close butted breaking the joint in alternate rows.
- Use only whole turves at margins.
- Consolidate lightly with wooden beaters.
- Brush in finely sieved topsoil to fill all joints.
- Peg turfs with wooden pegs on slopes exceeding 30°.
- Ensure final surface is 20mm above any adjacent hard surface.

FERTILISER: Dress areas to be grass seeded with N7-P7-K7 fertiliser at a rate of 50g/m², and work into the top 30mm of tith 7 days before sowing and water in well. Not applicable to wildflower meadow areas.

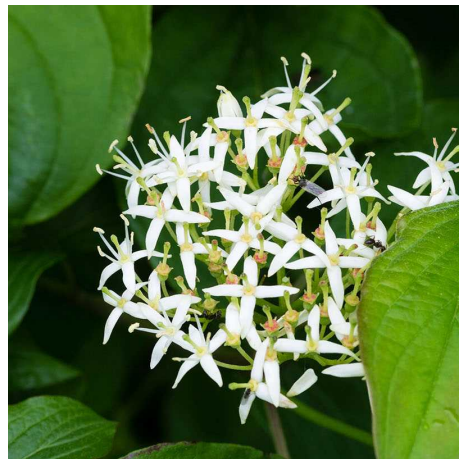
SOWING GRASS SEED: Ensure even mixing of all seed varieties at all times. Use a broadcast machine to spread the seed in the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller.



Deschampsia cespitosa



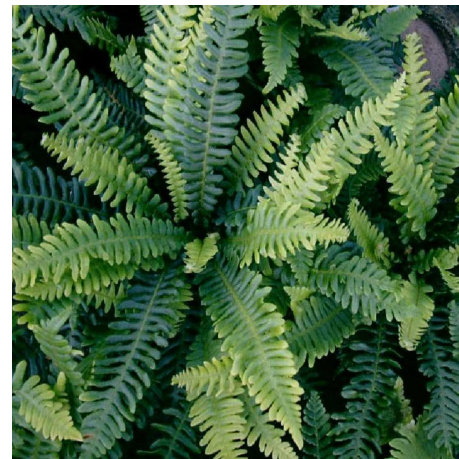
Molinia caerulea



Cornus sanguinea



Carpinus betulus 'Lucas'



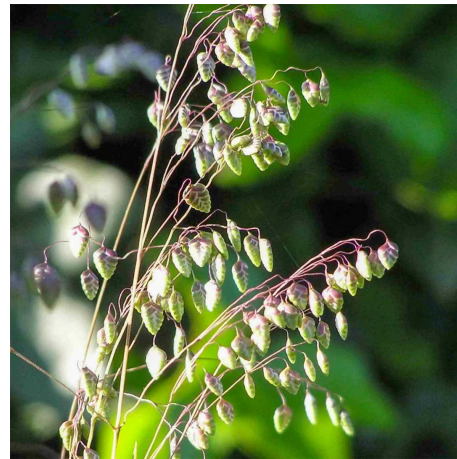
Blechnum spicant



Carpinus betulus



Fagus sylvatica 'Dawyck'



Briza media



Iris foetidissima



Calluna vulgaris



Digitalis purpurea



Luzula sylvatica



Betonica officinalis



Sanguisorba officinalis



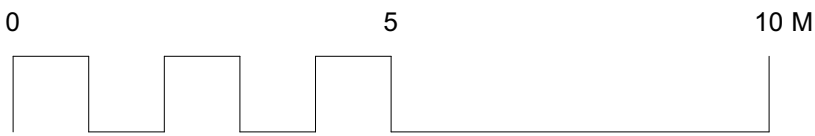
Achillea millefolium



Plant List				
ID	Qty	Latin Name	Scheduled Size	Remarks
Shrubs	19	Cornus sanguinea	5 - 10L	
Shrubs	18	Calluna vulgaris	5 - 10L	
Shrub	249	Carpinus betulus - BR	Bare root 90-120cm	
Perennials	27	Sanguisorba officinalis	3L	
Perennials	24	Iris foetidissima	3L	
Perennials	17	Luzula sylvatica	3L	
Perennials	17	Digitalis purpurea	3L	
Perennials	24	Achillea millefolium	3L	
Perennials	24	Betonica officinalis	3L	
New Tree	2	Fagus sylvatica 'Dawyck'	Heavy Standard	
New Tree	2	Carpinus betulus 'Lucas'	Heavy Standard	
Grasses	24	Briza media	2L	
Grasses	41	Molinia caerulea	2L	
Grasses	44	Deschampsia cespitosa	2L	
Ferns	17	Blechnum spicant	3L	

TREE SIZE GUIDE		
Trees to be 1.8m clear stem specimens unless stated otherwise.		
TREE TYPE	TREE GIRTH (CM)	TREE HEIGHT (CM)
Heavy Standard	12-14cm girth	300-350cm

PLANTING DENSITIES	
PLANTING BEDS: Planting species to be planted in groups of 1, 3, 5 and 7. Taller species to be located centrally and towards the rear. Planting density of 2 plants per square meter for Shrubs & 3 plants per square meter for perennials and grasses.	
HEDGING: Hedging to be planted in double staggered rows with 5 whips per linear meter.	



Key

- Planting
- Hedge
- Lawn
- Block Paving
- Paving
- Gravel
- New Tree

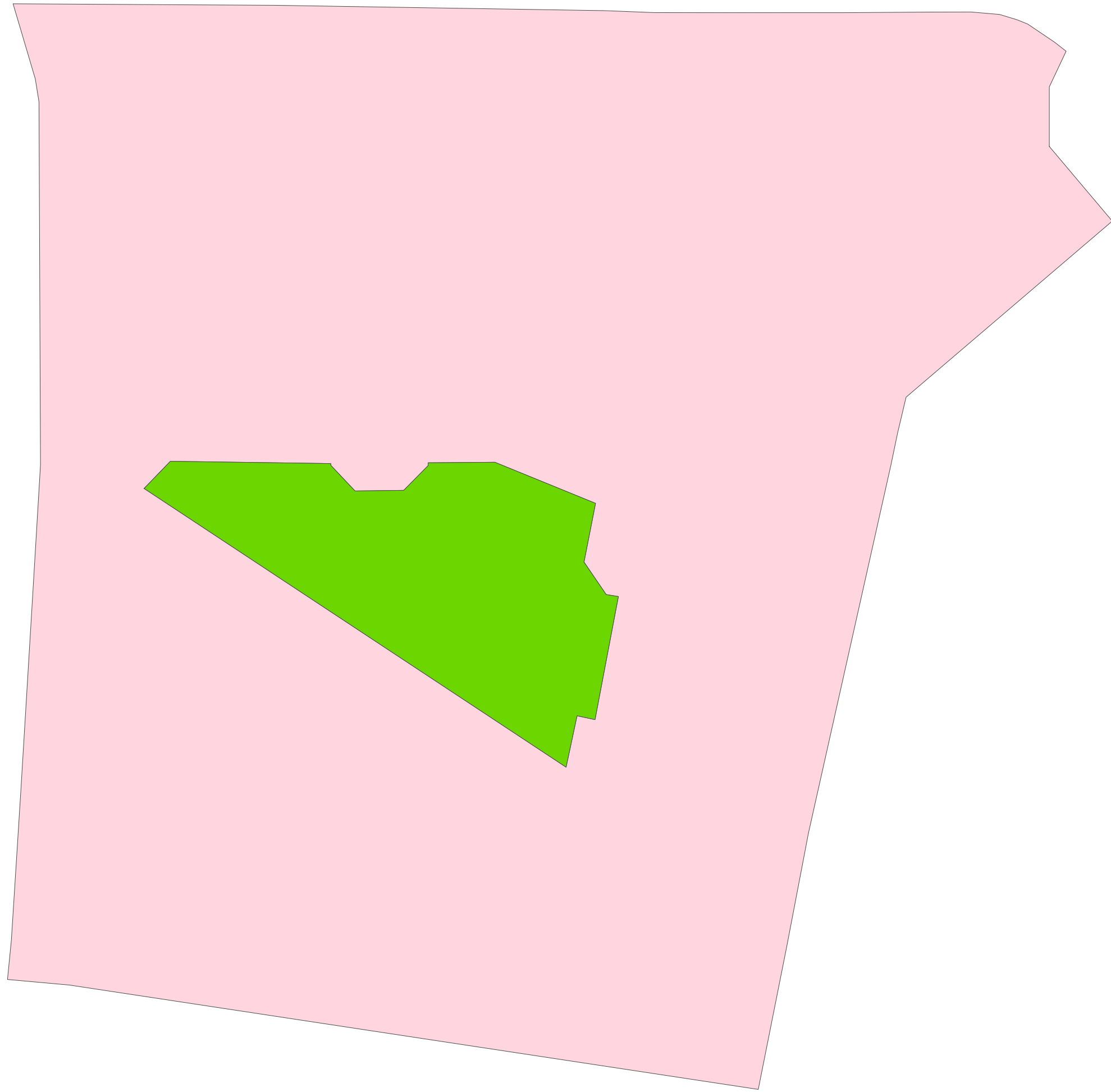
THE LANDSCAPE SERVICE

Landscape & Garden Design

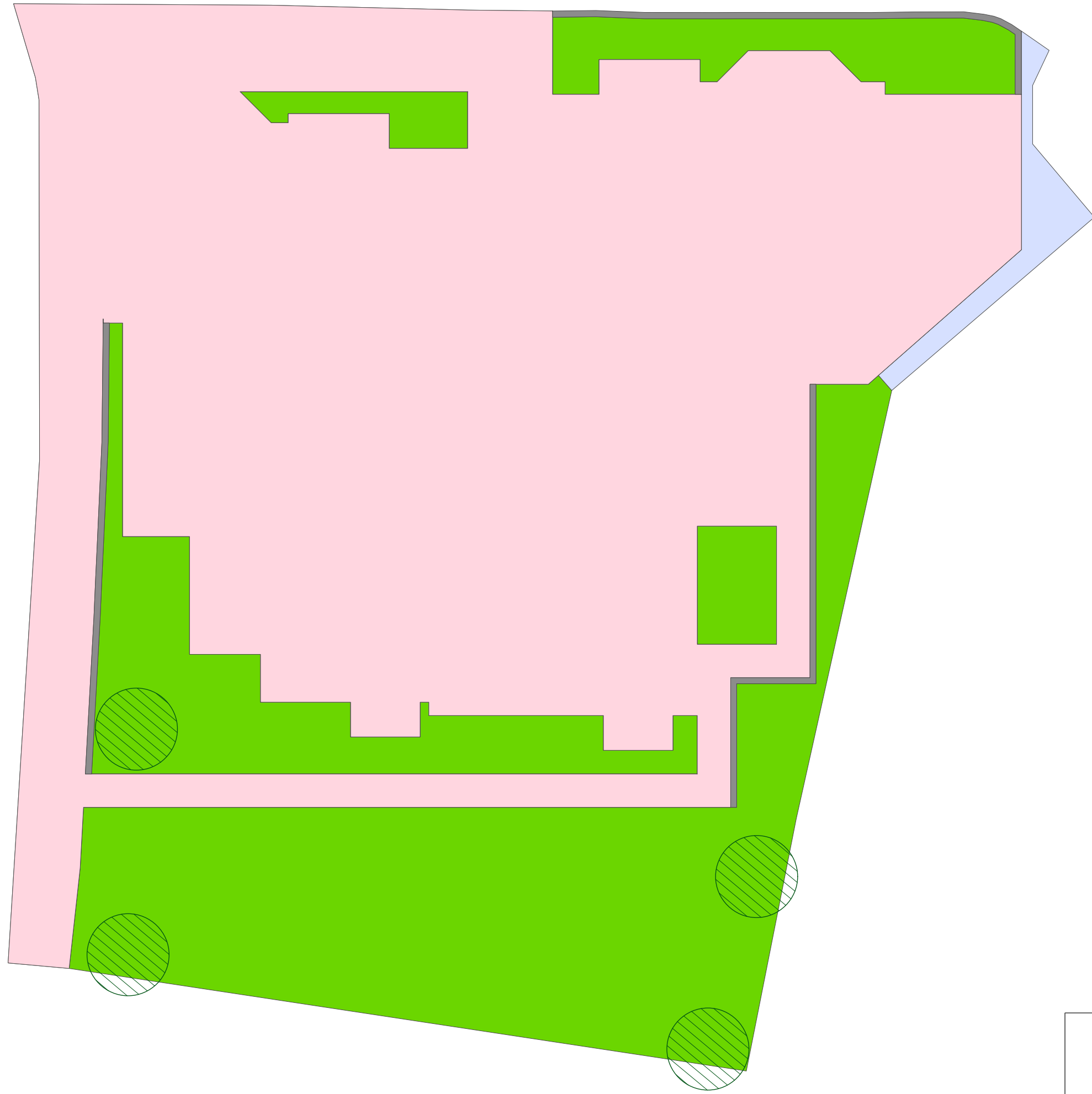
T: 02381 980022
E: info@thelandscape-service.com
W: www.thelandscape-service.com

Site Address
St Michael's Hotel St Michael's Road Bournemouth BH2 5DY
Drawing Title
Landscape Plan
Drawing Number
533 - 1
Date
20.08.2024
Scale
1:100 @ A1

Baseline Habitats
1:150 @ A1



Habitats To Be Created
1:150 @ A1



Habitats

- Developed Land; Sealed Surface
- Vegetated Garden
- Artificial Unvegetated, Unsealed Surface
- Built Linear Features
- Small -DBH ≤30cm

Hedgerows

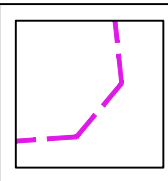
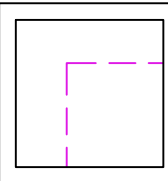
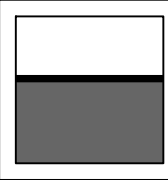
Proposed - Native Hedgerow - 0.081 km


THE LANDSCAPE SERVICE
Landscape & Garden Design
T: 02381 980022
E: info@thelandscape-service.com
W: www.thelandscape-service.com

Site Address	St Michael's Hotel St Michael's Road Bournemouth BH2 5DY
Drawing Title	Biodiversity Habitats Plan
Drawing Number	533 - 2
Date	20.08.2024
Scale	1:100 @ A1

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale, figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before pulling work in hand or making any shop drawings.
5. 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.
6. Flat design to be independently checked by slab fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclean waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. -ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. 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.
9. 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 for planning purposes.
10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
12. We do not take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 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.
EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/ input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of suitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

-  EXISTING BUILDING TO BE DEMOLISHED
-  EXISTING GROUND LINE
-  PROPOSED GROUND LINE



INDICATIVE IMAGE FOR SLATE ROOF:



INDICATIVE IMAGE FOR RUSTICATED STUCCO:



INDICATIVE IMAGE FOR BUFF BRICK:



FRONT SOUTH WEST ELEVATION:
SCALE: 1:100



SIDE SOUTH EAST ELEVATION:
SCALE: 1:100

MATERIALS SCHEDULE:

- EXTERNAL WALLS:- BUFF BRICK
RUSTICATED STUCCO
- WINDOWS & DOORS:- UPVC SASH
- ROOF:- SLATE TILES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmator 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)

- | | | | |
|---|--|----------|----|
| B | <ul style="list-style-type: none">Rear element of development amended to simplify roof structure.Balconies added to rear elevation.Entrance to flat block amended.access to amenity space added. | 23.07.24 | WD |
| A | <ul style="list-style-type: none">Unit mix amended, now with 13 x 2 beds, 26 x 1 beds & 5 x studios.Bin & bike stores moved internally.Roof pitch reduced.Loy-by added at the front of the site for bin collections & deliveries.Dormers to all bedroom & living rooms on the upper floor.Planting added behind front boundary wall.All 1 bed flats shown with single beds | 08.05.24 | WD |

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

ELEVATIONS (1 OF 2)

scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
		A	B

9738 / 104

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



1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale, figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. 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.
6. Flat design to be independently checked by flat fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. -ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. 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.
9. 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 for planning purposes.
10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
11. All cladding & building attachments externally to be at A1 fire rated.
R&E: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 5958 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.
EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING GROUND LINE
- PROPOSED GROUND LINE



INDICATIVE IMAGE FOR SLATE ROOF:



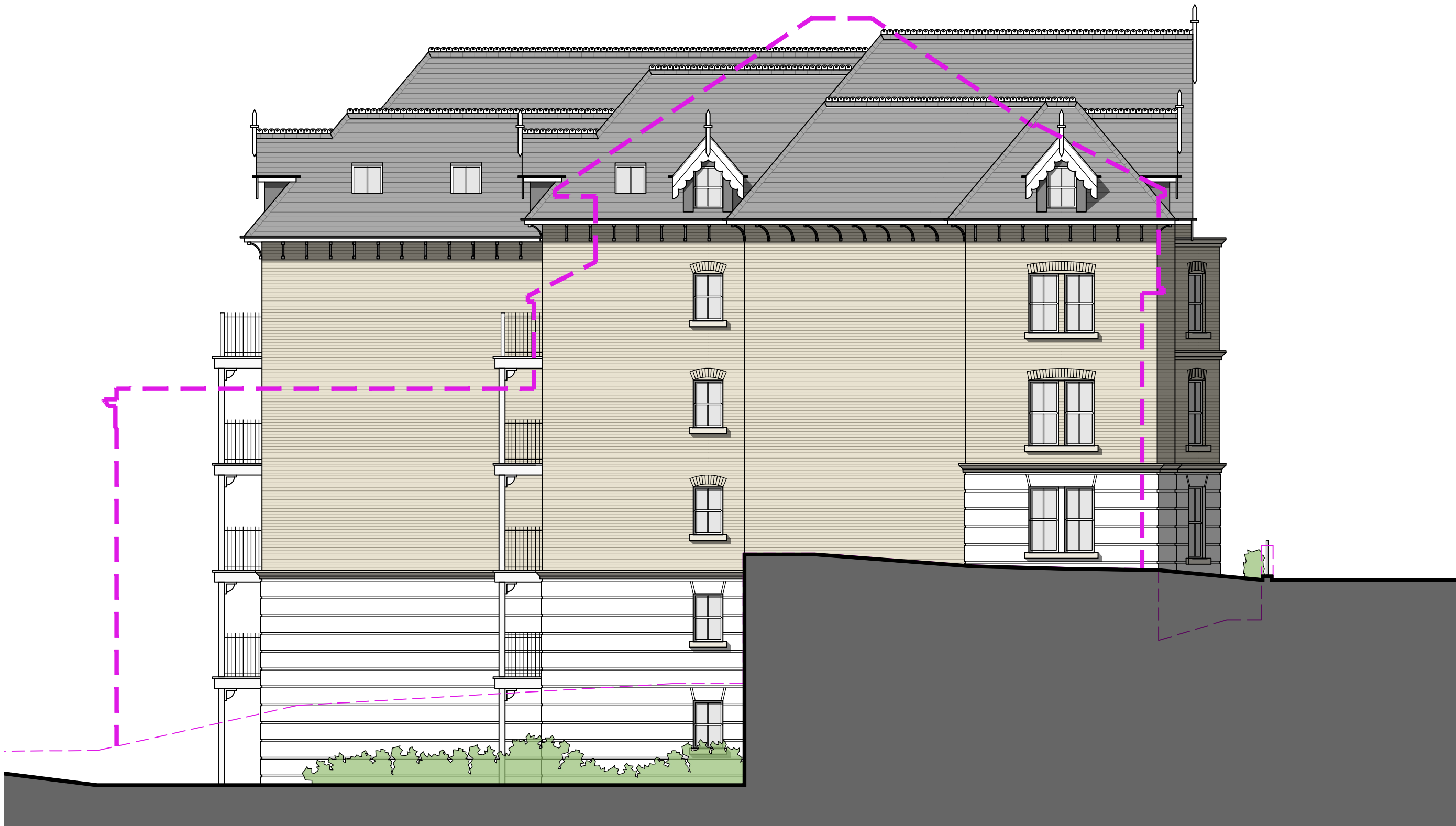
INDICATIVE IMAGE FOR RUSTICATED STUCCO:



REAR NORTH EAST ELEVATION:
SCALE: 1:100



INDICATIVE IMAGE FOR BUFF BRICK:



SIDE NORTH WEST ELEVATION:
SCALE: 1:100

MATERIALS SCHEDULE:

- EXTERNAL WALLS:- BUFF BRICK
RUSTICATED STUCCO
- WINDOWS & DOORS:- UPVC SASH
- ROOF:- SLATE 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 be agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

C	Amendments following planners comments	09.12.24	WD
B	<ul style="list-style-type: none">Rear element of development amend to simplify roof structure.Balconies added to rear elevation.Entrance to flat block amended.access to amenity space added.	23.07.24	WD
A	<ul style="list-style-type: none">Unit mix amended, now with 13 x 2 beds, 26 x 1 beds & 5 x studios.Bin & bike stores moved internally.Roof pitch reduced.Lay-by added at the front of the site for bin collections & deliveries.Dormers to all bedroom & living rooms on the upper floor.Planting added behind front boundary wall.All 1 bed flats shown with single beds	08.05.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

ELEVATIONS (2 OF 2)

scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
		A	B
		C	

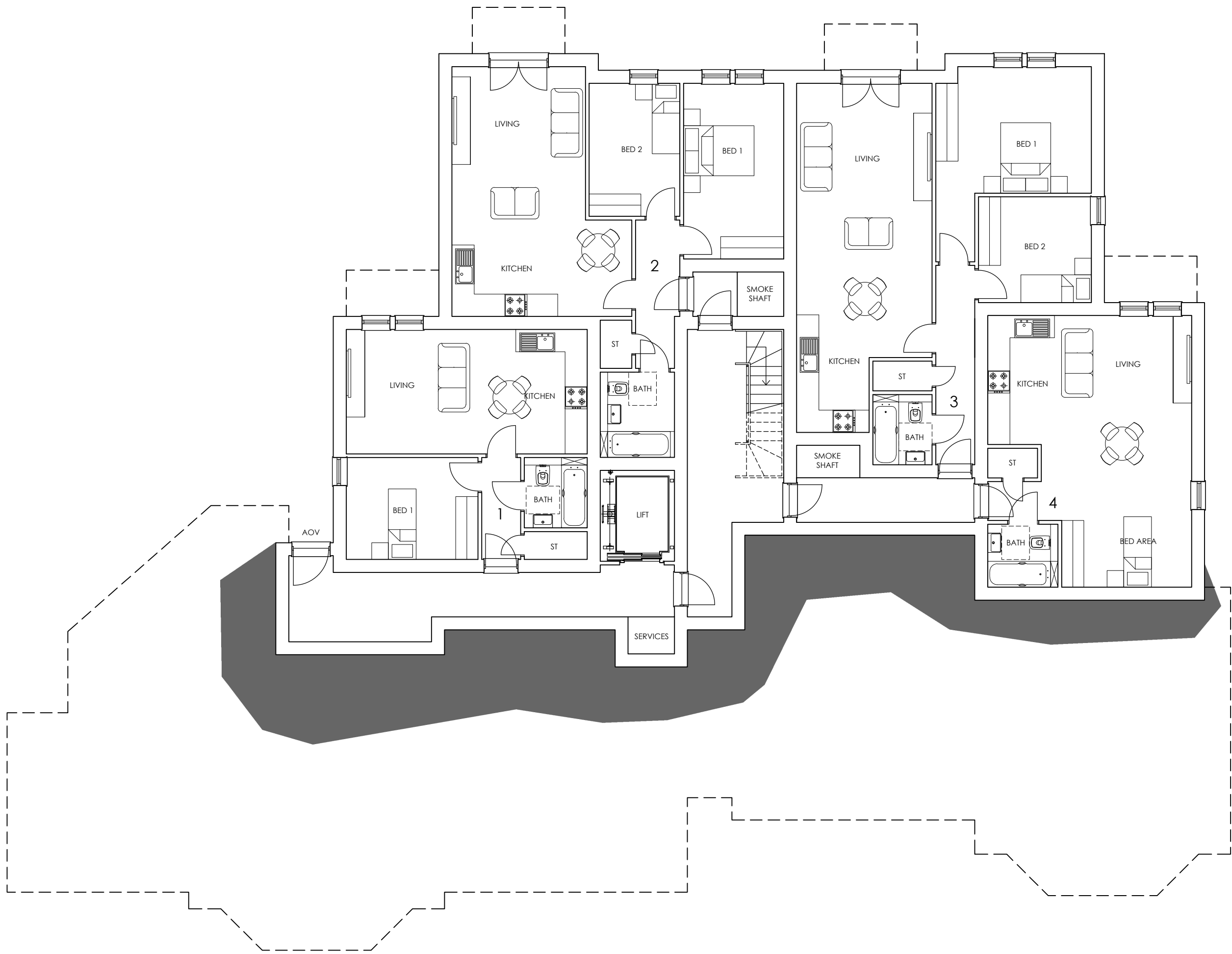
9738 / 105

ARC Architecture Ltd.

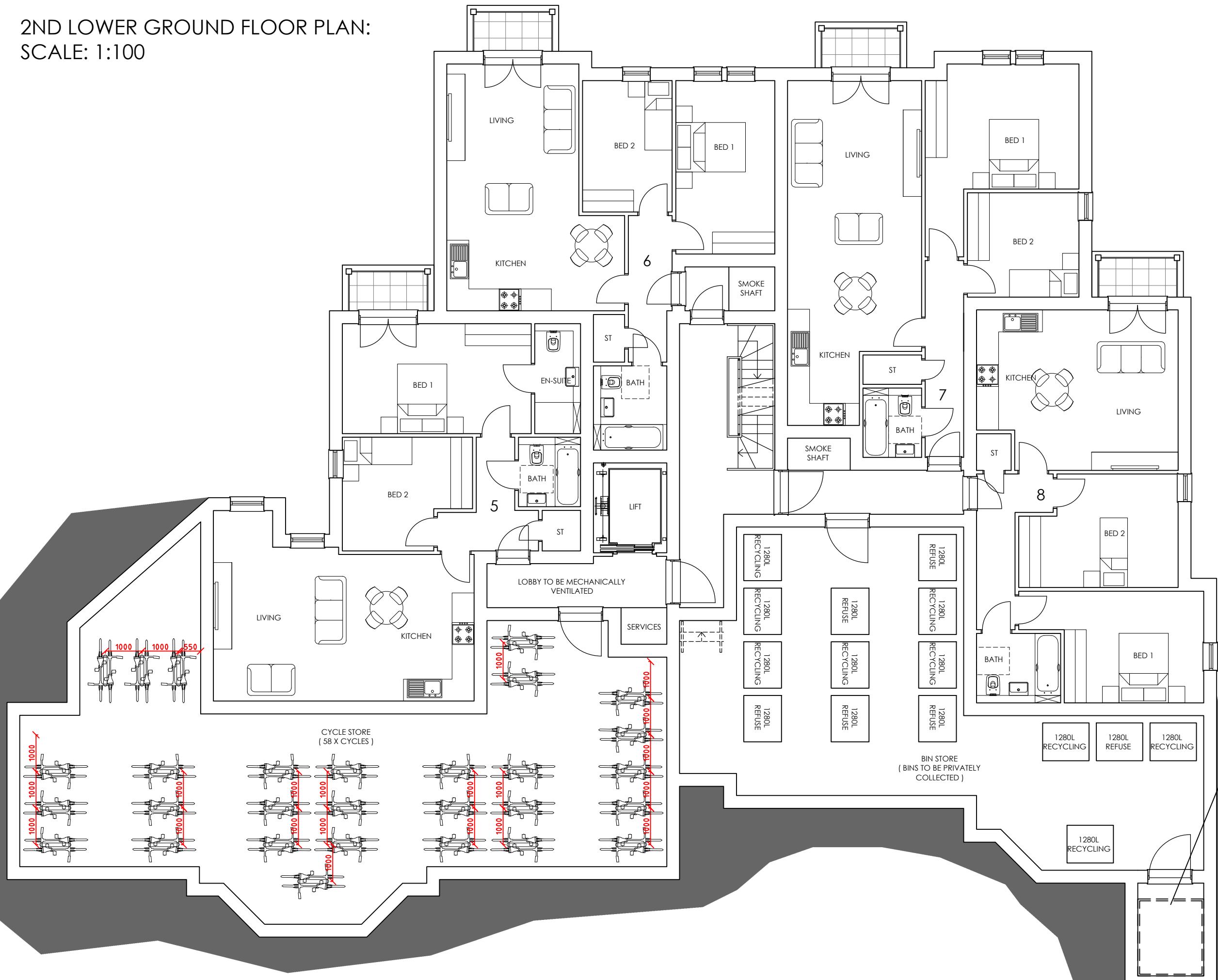
Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

arc
ARCHITECTURE

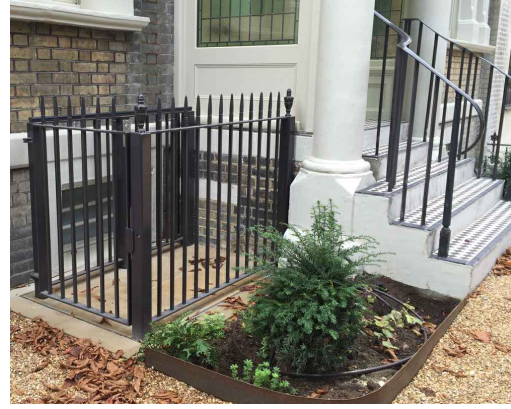


2ND LOWER GROUND FLOOR PLAN:
SCALE: 1:100

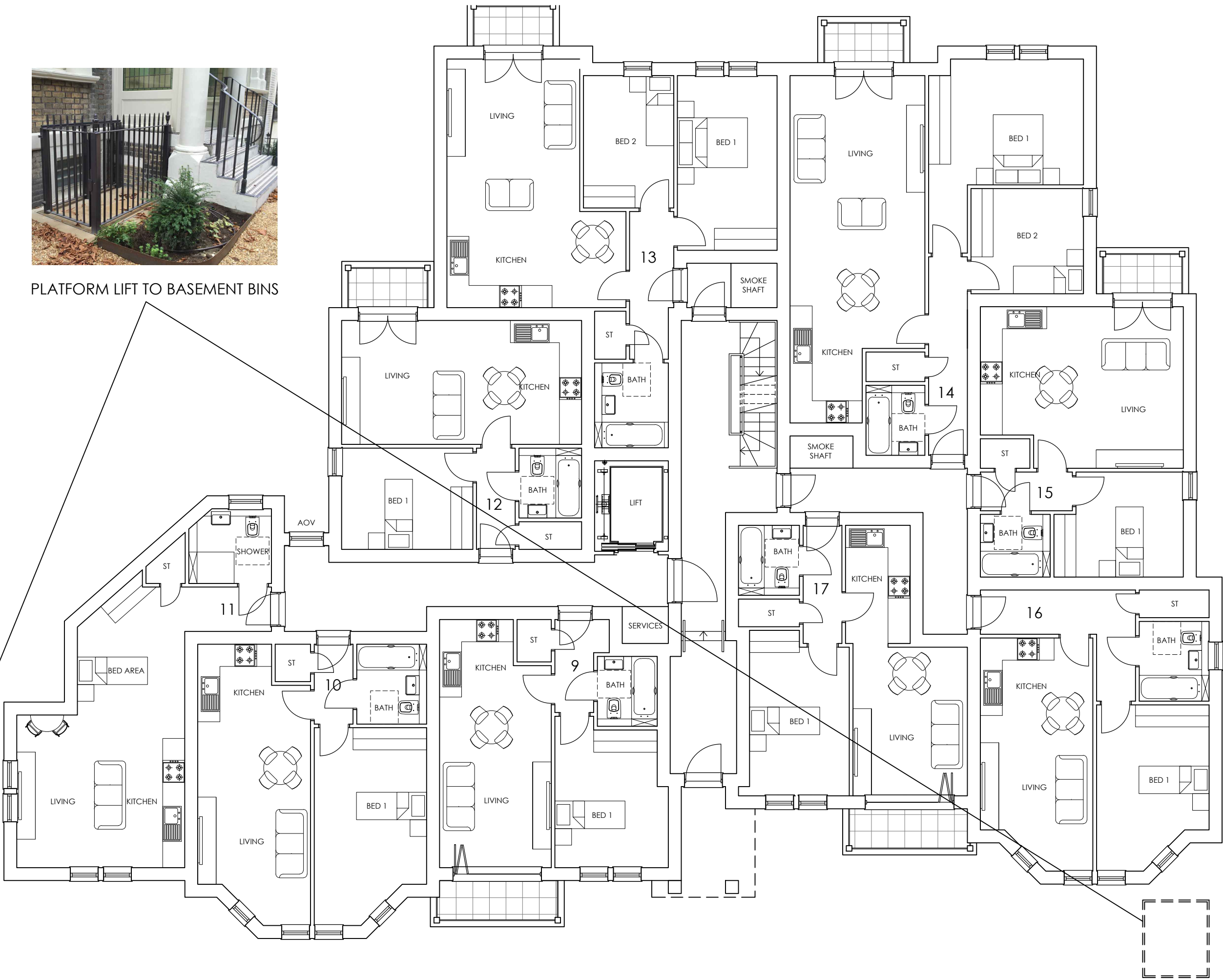


1ST LOWER GROUND FLOOR PLAN:
SCALE: 1:100

10m @ 1:100



PLATFORM LIFT TO BASEMENT BINS



GROUND FLOOR PLAN:
SCALE: 1:100

SCHEDULE OF ACCOMMODATION							
UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT
1	1	40.3	433	23	2	67.8	729
2	2	61.1	657	24	1	40.2	432
3	2	67.8	729	25	1	44.5	478
4	STUDIO	37.0	398	26	1	40.3	433
5	2	71.4	768	27	1	40.0	430
6	2	61.1	657	28	1	44.5	478
7	2	67.8	729	29	STUDIO	37.0	398
8	2	61.0	656	30	1	40.3	433
9	1	39.0	419	31	2	61.1	657
10	1	44.5	478	32	2	67.8	729
11	STUDIO	37.0	398	33	1	40.2	432
12	1	40.3	433	34	1	44.5	478
13	2	61.1	657	35	1	40.3	433
14	2	67.8	729	36	1	40.0	430
15	1	40.2	432	37	1	40.3	433
16	1	44.5	478	38	STUDIO	37.0	398
17	1	39.0	419	39	1	40.3	433
18	1	40.0	430	40	2	62.3	670
19	1	44.5	478	41	1	56.8	611
20	STUDIO	37.0	398	42	1	40.2	432
21	1	40.3	433	43	1	40.3	433
22	2	61.1	657	44	1	46.7	502

NOTES-PLANNING

rev-27-03-23

1. The contents of this drawing are copyright.

2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.

3. Do not scale, figured dimensions only to be used.

4. Contractors must verify all dimensions and report any discrepancies before pulling work in hand or making any shop drawings.

5. 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.

6. Star design to be independently checked by star fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.

7. MacIntyre waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. -ARC carry no responsibility or fit cover for basement designs in terms of waterproofing or structure in any way.

8. 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.

9. 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 areas of control for planning purposes.

10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.

11. All Cladding & building attachments externally to be at A1 fire rated.

1166: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 5958 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.

EWS1: on independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.

Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass. 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

C	Amendments following planners comments	09.12.24	WD
B	<ul style="list-style-type: none">Rear element of development amend to simplify roof structure.Balconies added to rear elevation.Entrance to flat block amended.access to amenity space added.	23.07.24	WD
A	<ul style="list-style-type: none">Unit mix amended, now with 13 x 2 beds, 26 x 1 beds & 5 x studios.Bin & bike stores moved internally.Roof pitch reduced.Lay-by added at the front of the site for bin collections & deliveries.Dormers to all bedroom & living rooms on the upper floor.Planting added behind front boundary wall.All 1 bed flats shown with single beds	08.05.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

FLOOR PLAN (1 OF 3)

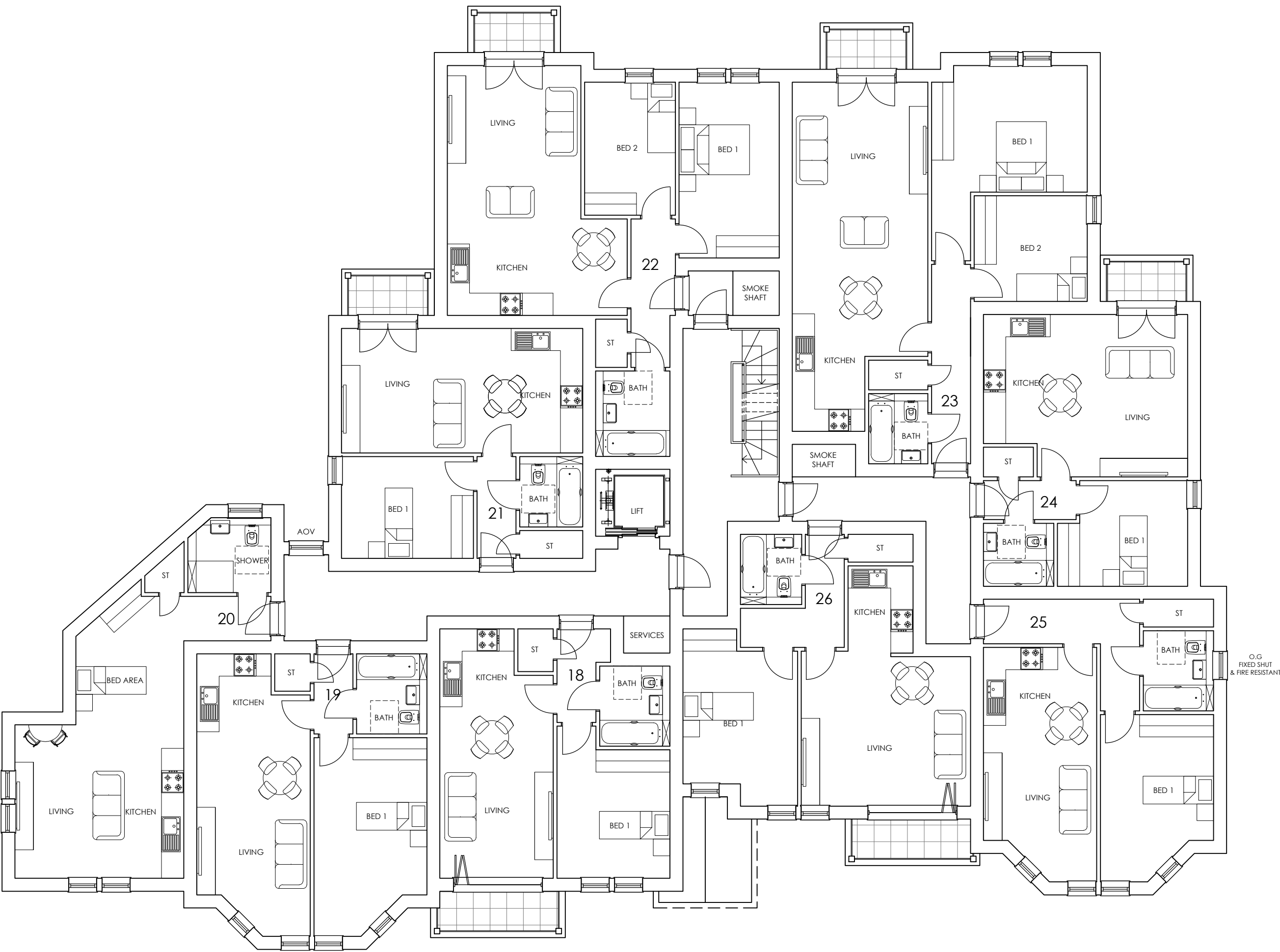
scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
9738 / 101		A	B
		C	

ARC Architecture Ltd.

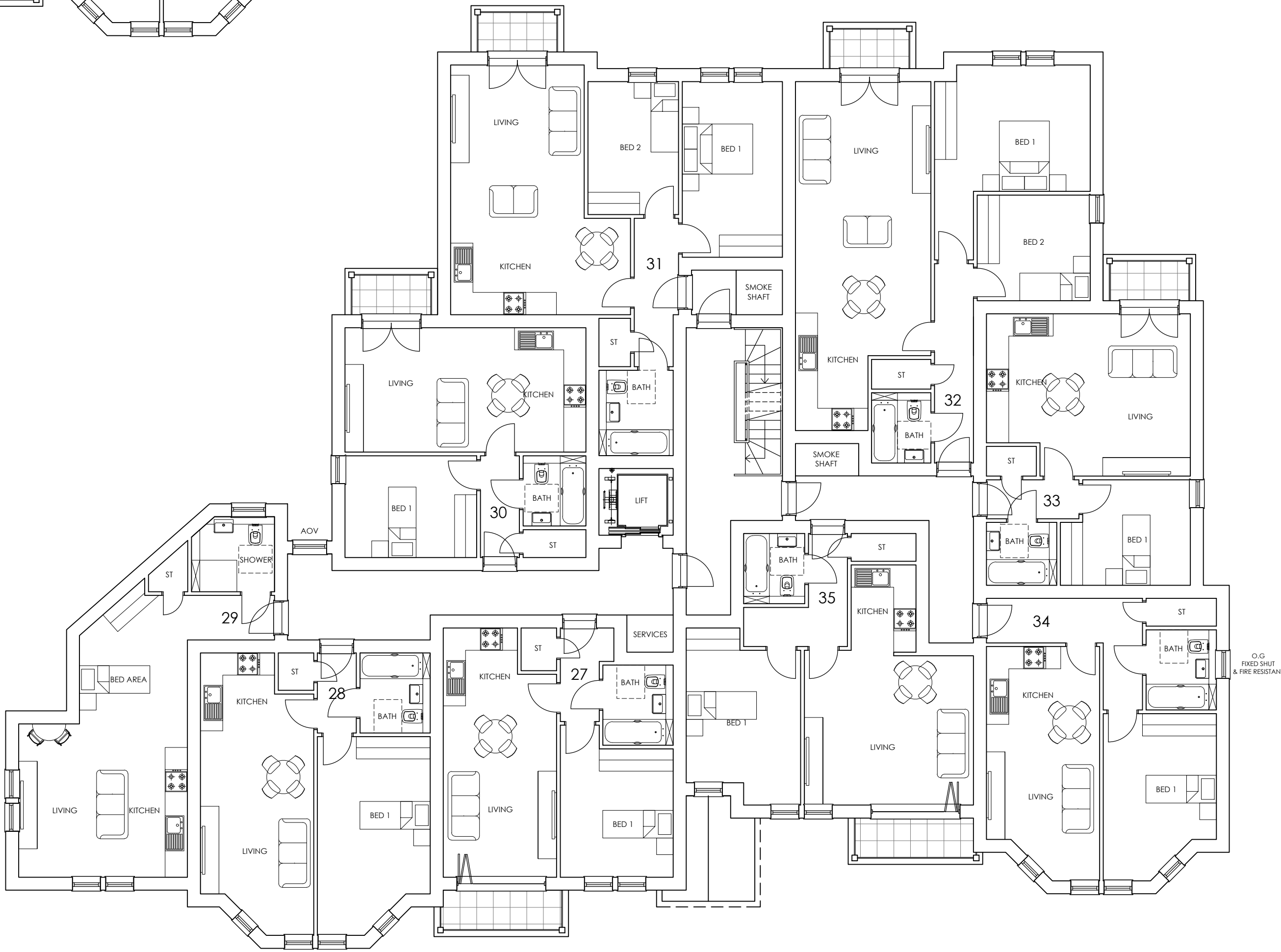
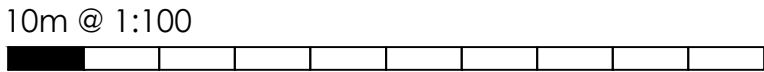
Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

arc
ARCHITECTURE



FIRST FLOOR PLAN:
SCALE: 1:100



SECOND FLOOR PLAN:
SCALE: 1:100

SCHEDULE OF ACCOMMODATION							
UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT
1	1	40.3	433	23	2	67.8	729
2	2	61.1	657	24	1	40.2	432
3	2	67.8	729	25	1	44.5	478
4	STUDIO	37.0	398	26	1	40.3	433
5	2	71.4	768	27	1	40.0	430
6	2	61.1	657	28	1	44.5	478
7	2	67.8	729	29	STUDIO	37.0	398
8	2	61.0	656	30	1	40.3	433
9	1	39.0	419	31	2	61.1	657
10	1	44.5	478	32	2	67.8	729
11	STUDIO	37.0	398	33	1	40.2	432
12	1	40.3	433	34	1	44.5	478
13	2	61.1	657	35	1	40.3	433
14	2	67.8	729	36	1	40.0	430
15	1	40.2	432	37	1	40.3	433
16	1	44.5	478	38	STUDIO	37.0	398
17	1	39.0	419	39	1	40.3	433
18	1	40.0	430	40	2	62.3	670
19	1	44.5	478	41	1	56.8	611
20	STUDIO	37.0	398	42	1	40.2	432
21	1	40.3	433	43	1	40.3	433
22	2	61.1	657	44	1	46.7	502

NOTES-PLANNING

rev-27-03-23

1. The contents of this drawing are copyright.

2. Planning drawings are only to be used for planning purposes & no reliance on compliance with building regulations should be assumed.

3. Do not scale, figured dimensions only to be used.

4. Contractors must verify all dimensions and report any discrepancies before pulling work in hand or making any shop drawings.

5. 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.

6. Star design to be independently checked by star fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.

7. Maclean waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.

8. 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.

9. 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 for planning purposes.

10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.

11. All Cladding & building attachments externally to be at A1 fire rated.

NOTE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 building regulations, BS 9991 for fire or EWS1 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.

EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.

Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/ input the following points may be required in some or all areas of the building: 1) Sprinkler systems (domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

C	Amendments following planners comments	09.12.24	WD
B	<ul style="list-style-type: none">Rear element of development amend to simplify roof structure.Balconies added to rear elevation.Entrance to flat block amended.access to amenity space added.	23.07.24	WD
A	<ul style="list-style-type: none">Unit mix amended, now with 13 x 2 beds, 26 x 1 beds & 5 x studios.Bin & bike stores moved internally.Roof pitch reduced.Lay-by added at the front of the site for bin collections & deliveries.Dormers to all bedroom & living rooms on the upper floor.Planting added behind front boundary wall.All 1 bed flats shown with single beds	08.05.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

FLOOR PLAN (2 OF 3)

scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
9738 / 102		A	B
		C	

ARC Architecture Ltd.

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

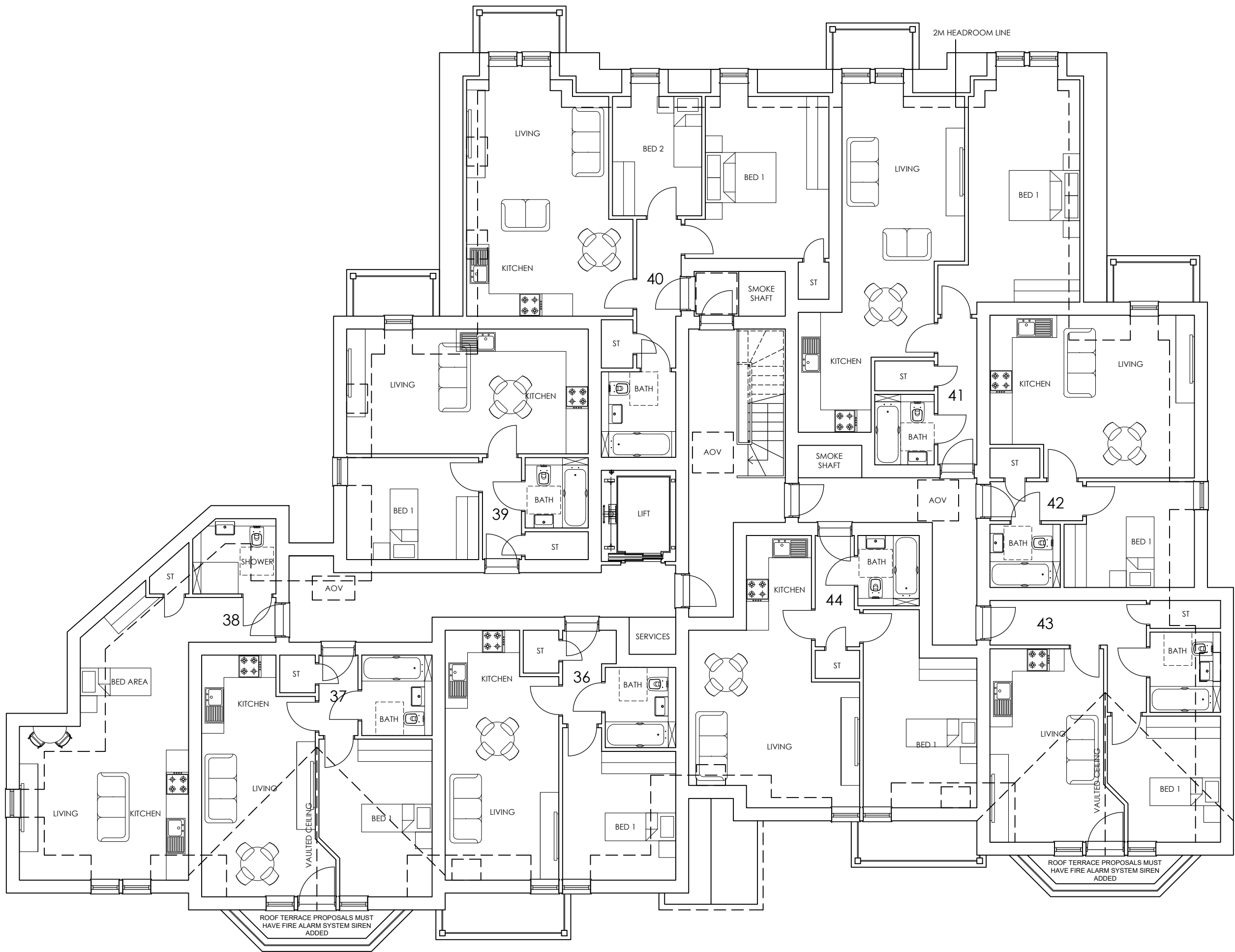
Tel: +44 (0)1202 479919

E-mail: enquiries@andersrobertscheer.co.uk

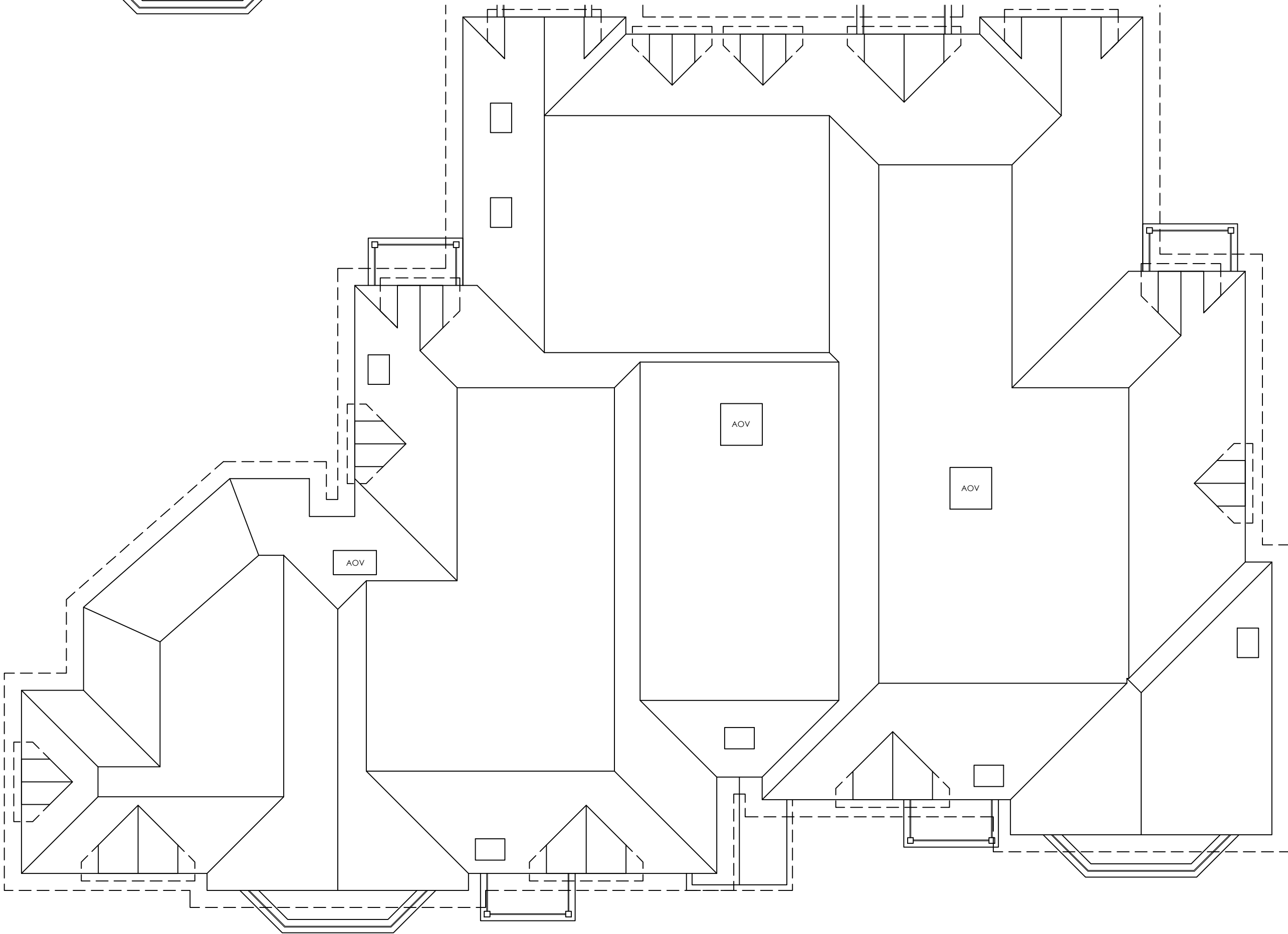
Web: www.andersrobertscheer.co.uk

arc

ARCHITECTURE



THIRD FLOOR PLAN:
SCALE: 1:100



ROOF PLAN:
SCALE: 1:100

SCHEDULE OF ACCOMMODATION							
UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT
1	1	40.3	433	23	2	67.8	729
2	2	61.1	657	24	1	40.2	432
3	2	67.8	729	25	1	44.5	478
4	STUDIO	37.0	398	26	1	40.3	433
5	2	71.4	768	27	1	40.0	430
6	2	61.1	657	28	1	44.5	478
7	2	67.8	729	29	STUDIO	37.0	398
8	2	61.0	656	30	1	40.3	433
9	1	39.0	419	31	2	61.1	657
10	1	44.5	478	32	2	67.8	729
11	STUDIO	37.0	398	33	1	40.2	432
12	1	40.3	433	34	1	44.5	478
13	2	61.1	657	35	1	40.3	433
14	2	67.8	729	36	1	40.0	430
15	1	40.2	432	37	1	40.3	433
16	1	44.5	478	38	STUDIO	37.0	398
17	1	39.0	419	39	1	40.3	433
18	1	40.0	430	40	2	62.3	670
19	1	44.5	478	41	1	56.8	611
20	STUDIO	37.0	398	42	1	40.2	432
21	1	40.3	433	43	1	40.3	433
22	2	61.1	657	44	1	46.7	502

NOTES-PLANNING

rev-27-03-23

1. The contents of this drawing are copyright.

2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.

3. Do not scale, figured dimensions only to be used.

4. Contractors must verify all dimensions and report any discrepancies before pulling work in hand or making any shop drawings.

5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principal Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.

6. Star design to be independently checked by stat fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.

7. Maclean 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.

8. 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.

9. 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 areas of control for planning purposes.

10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.

11. All Cladding & building attachments externally to be at A1 fire rated.

12. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 building regulations, BS 5958 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.

13. EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.

14. Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/ input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

C	Amendments following planners comments	09.12.24	WD
B	<ul style="list-style-type: none">Rear element of development amend to simplify roof structure.Balconies added to rear elevation.Entrance to flat block amended.access to amenity space added.	23.07.24	WD
A	<ul style="list-style-type: none">Unit mix amended, now with 13 x 2 beds, 26 x 1 beds & 5 x studios.Bin & bike stores moved internally.Roof pitch reduced.Lay-by added at the front of the site for bin collections & deliveries.Dormers to all bedroom & living rooms on the upper floor.Planting added behind front boundary wall.All 1 bed flats shown with single beds	08.05.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

FLOOR PLAN (3 OF 3)

scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
9738 / 103		A	B
		C	

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

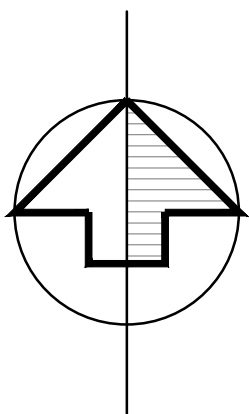
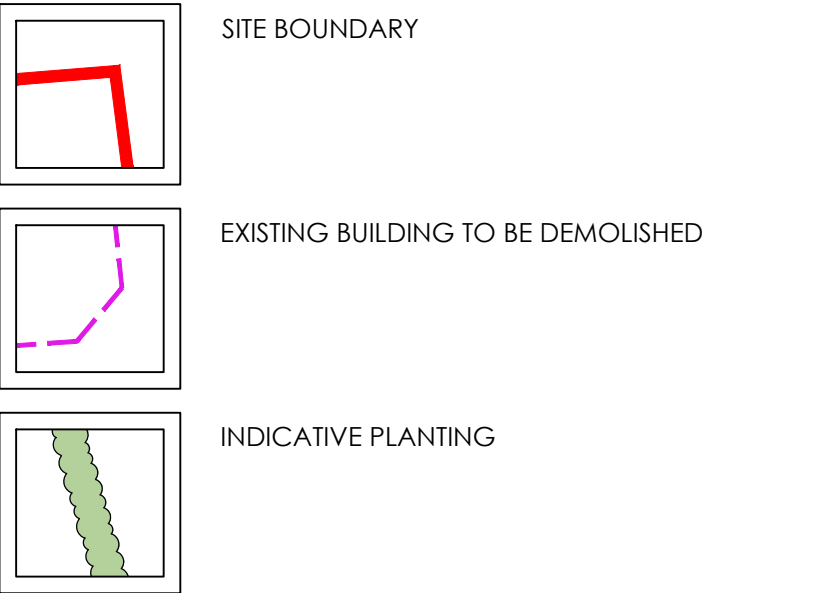
arc

ARCHITECTURE

10m @ 1:100

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. 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.
6. Site design to be independently checked by stat fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanian waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. -ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. 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.
9. 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 for planning purposes.
10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
11.1. All Cladding & building attachments externally to be at A1 fire rated.
11.2. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 5958 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 Approved 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.
EWS1: on independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler system (domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



SITE AREA: 0.112 HECTARES / 0.278 ACRES
58 CYCLE SPACES
PROPOSED GIA = 2,852.5 SQM
EXISTING GIA = 1,620.1 SQM

E	Amendments following planners comments	09.12.24	WD
D	Bin collection area amended following planners comments	05.11.24	WD
C	Bin collection area amended following planners comments	25.10.24	WD
B	<ul style="list-style-type: none">Rear element of development amend to simplify roof structure.Balconies added to rear elevation.Entrance to flat block amended.access to amenity space added.	23.07.24	WD
A	<ul style="list-style-type: none">Unit mix amended, now with 13 x 2 beds, 26 x 1 beds & 5 x studios.Bin & bike stores moved internally.Roof pitch reduced.Lay-by added at the front of the site for bin collections & deliveries.Dormers to all bedroom & living rooms on the upper floor.Planting added behind front boundary wall.All 1 bed flats shown with single beds	08.05.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
ST MICHAEL'S HOTEL,
ST MICHAEL'S ROAD,
BOURNEMOUTH,
BH2 5DY

SITE, BLOCK AND LOCATION PLAN
+ BIN STORE

scale	AS SHOWN @ A1	checked	//
date	SEPTEMBER 2023	drawn	WD
9738 / 100		A	B
		C	D
		E	

ARC Architecture Ltd.

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

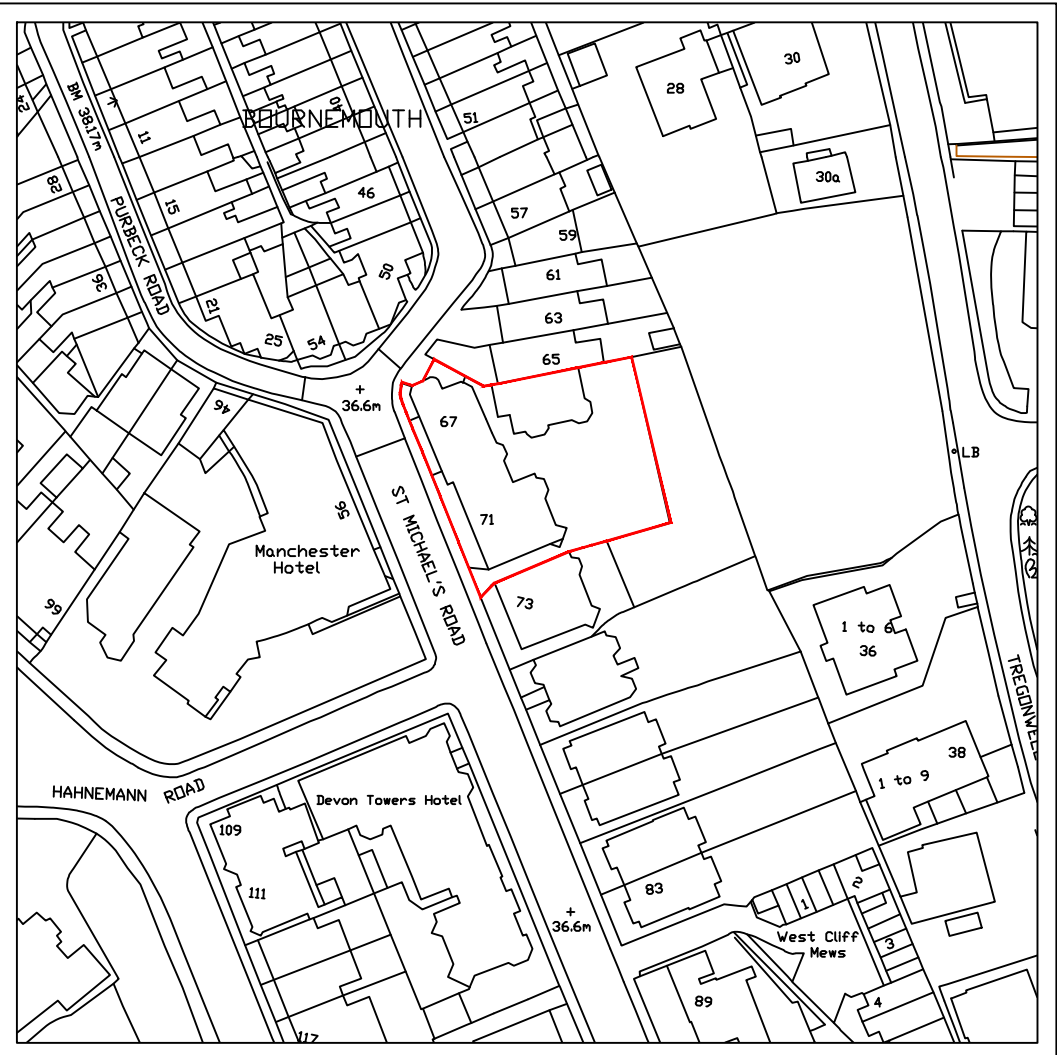
Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

arc
ARCHITECTURE



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

20m @ 1:500



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



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

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

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

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

- PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY
- WORKING AT HEIGHT
- CONSTRUCTION ACCESS
- PROXIMITY TO HIGHWAYS / FOOTPATHS

- ACCESS ARRANGEMENTS FOR MEMBERS OF PUBLIC DURING CONSTRUCTION
- LARGE / HEAVY GLAZING UNITS
- MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES
- 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 ROOF FEATURES (SOLAR PANELS / AOV'S / PLANT / ETC)
Positioning of roof features to be as remote from edge of building as possible

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.

GLAZING IN CLOSE PROXIMITY TO BOUNDARY
Self cleaning glass to be specified where possible

MAINTENANCE RISKS

*** 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.

CHANGING LIGHT BULBS

No lighting or electrical fixtures or fittings to be positioned above or close to double height space.

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.

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.

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.

IN - USE RISKS

ROOF TERRACE

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

GAS PRESENCE

Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.

INTERNAL GUARDING

To be provided at regs stage where window cills fall below 800mm

SMOKE SHAFT MAINTENANCE

Safety grills to be provided within smoke shaft at each vent for internal maintenance. Ensure free venting area is still maintained.

TEMPORARY GUARDING

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

UNKNOWN UNDERGROUND SERVICES

Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.

ROOFLIGHT SPECIFICATION

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

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

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

TREE REMOVAL

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