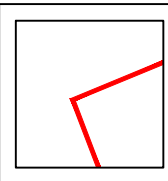
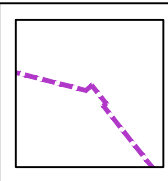
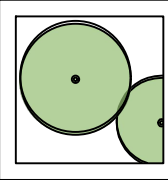


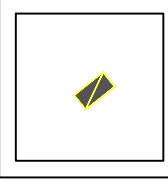
1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale, figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies 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. Start 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 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 areas of control for planning purposes.
10. We do not take responsibility for meeting minimum space as setout 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 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 us 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

SITE BOUNDARY

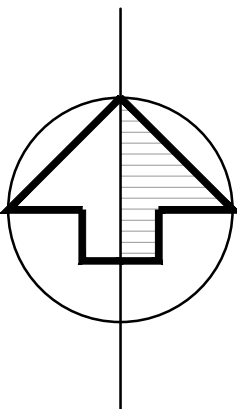
EXISTING BUILDING TO BE DEMOLISHED

INDICATIVE PLANTING

PART R CONNECTIVITY POINT
(LOCATED AT FRONT ENTRANCE)

PROPOSED FFL

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- Client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.



SITE AREA: 0.0669 HECTARES / 0.165 ACRES	
60 CYCLE SPACES	
PROPOSED GIA = 2,567.4 SQM	
EXISTING GIA = 803.4 SQM	

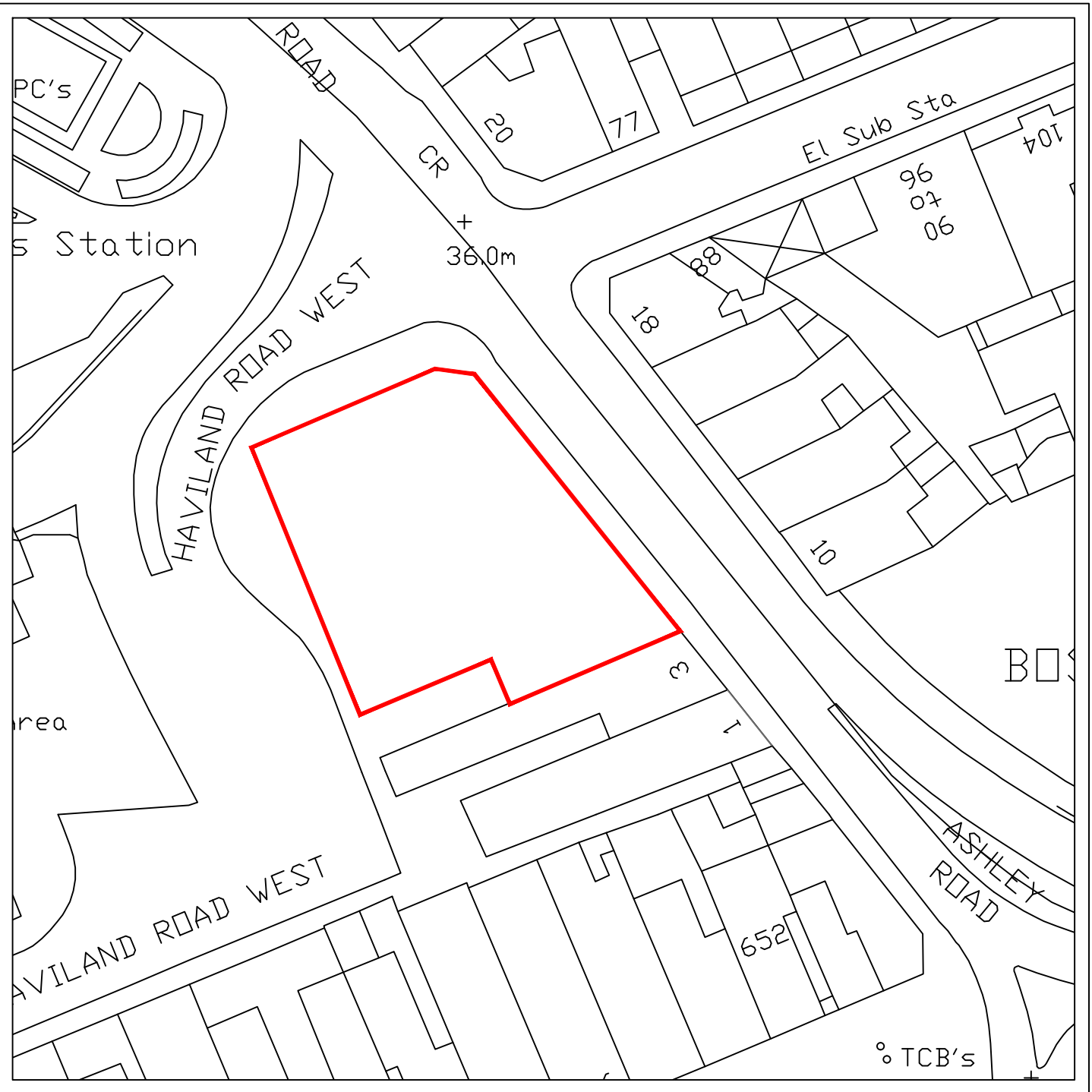
E.	Proposed building raised 50mm so proposed FFL is a minimum 150mm above existing ground levels.	23.04.25	WD
D.	Revised following urban design & waste management comments.	19.12.24	JA
C.	Revised floor plan shown on site.	04.11.24	JA
B.	Scheme reduced following planning & urban design officers comments.	02.09.24	WD
A.	Bin & cycle store amendments following comments.	20.06.24	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

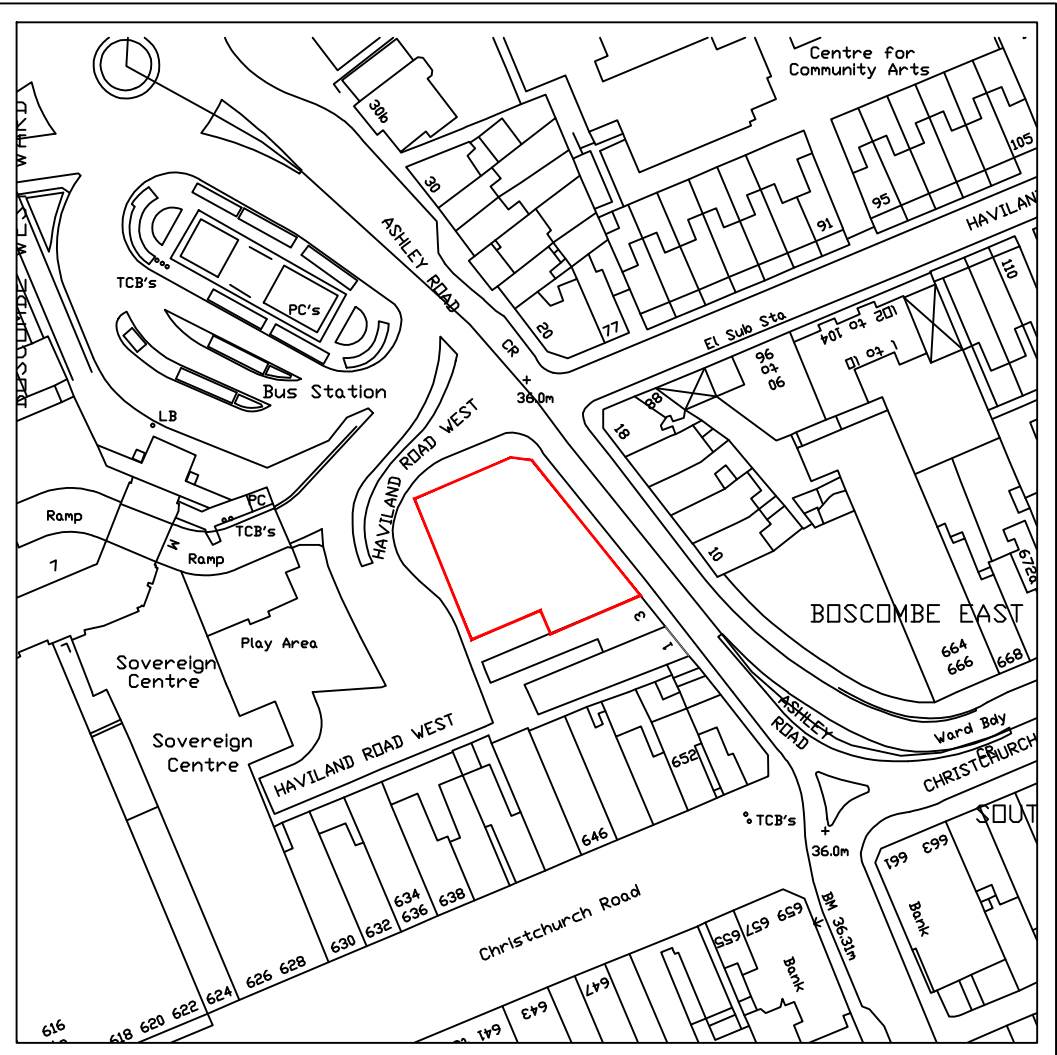
SITE, BLOCK AND LOCATION PLAN
+ UNDERGROUND BINS

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD
9717 / 200		A.B.C.D.E.	



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

20m @ 1:250

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 work on this site.

INFORMATION

CDM - PRE-CONSTRUCTION INFO FROM CLIENT

CDM Information requested from client:

- 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

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible

COMBUSTIBLE MATERIALS - FIRE RISK

Any combustible materials exposed in close proximity to a boundary are to be suitably protected to fire consultant requirement during construction and in use as per the "Pre Construction External Fire Spread Assessment". Works to be identified in the construction phase plan (Where EWS1 is required an appropriately qualified and insured consultant should be appointed to advise on external facade materials).

PROXIMITY TO OVERHEAD SERVICES

Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

ROOFLIGHT SPECIFICATION

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

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.

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.

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.

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.