

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. 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. MacIntyre waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - AEC 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.
1166: 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 AEC 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 aec 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 offers.
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

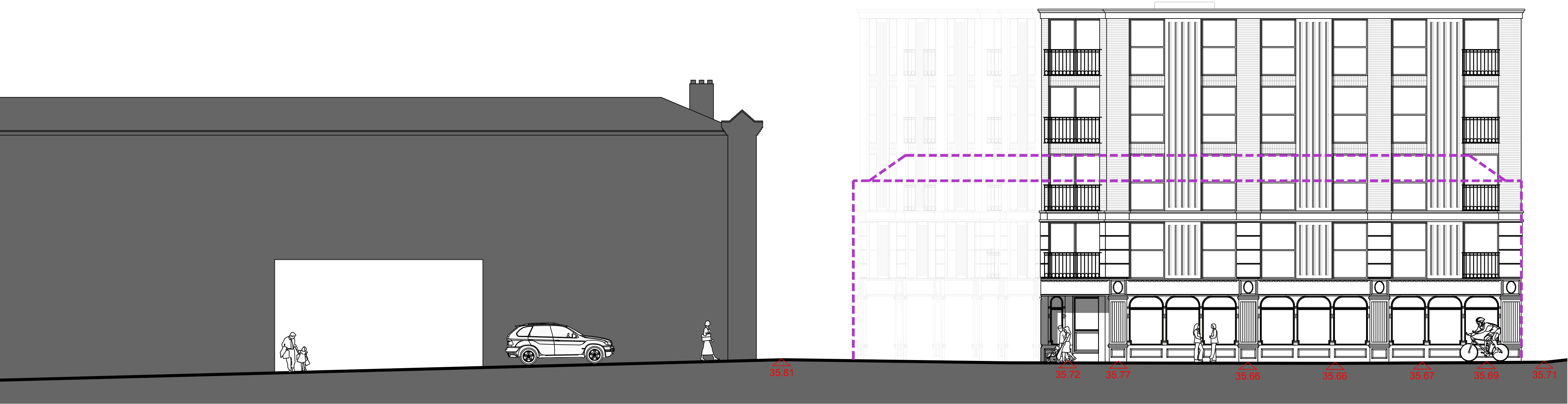
EXISTING BUILDING TO BE DEMOLISHED

EXISTING LEVELS

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.



STREET SCENE: HAVILAND ROAD (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:100



STREET SCENE: ASHLEY ROAD (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:100

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|----|--|----------|----|
| D. | Proposed building raised 50mm so proposed FFL is a minimum 150mm above existing ground levels. | 23.04.25 | WD |
| C. | Revised elevation shown & additional street scene added. | 04.11.24 | JA |
| B. | Revised elevation shown. | 04.11.24 | JA |
| A. | Scheme reduced following planning & urban design officers comments. | 02.09.24 | WD |

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

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

STREET SCENE

| | | | |
|------------|---------------|-------------|----|
| scale | AS SHOWN @ A1 | checked | // |
| date | NOVEMBER 2023 | drawn | WD |
| 9717 / 207 | | A. B. C. D. | |
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