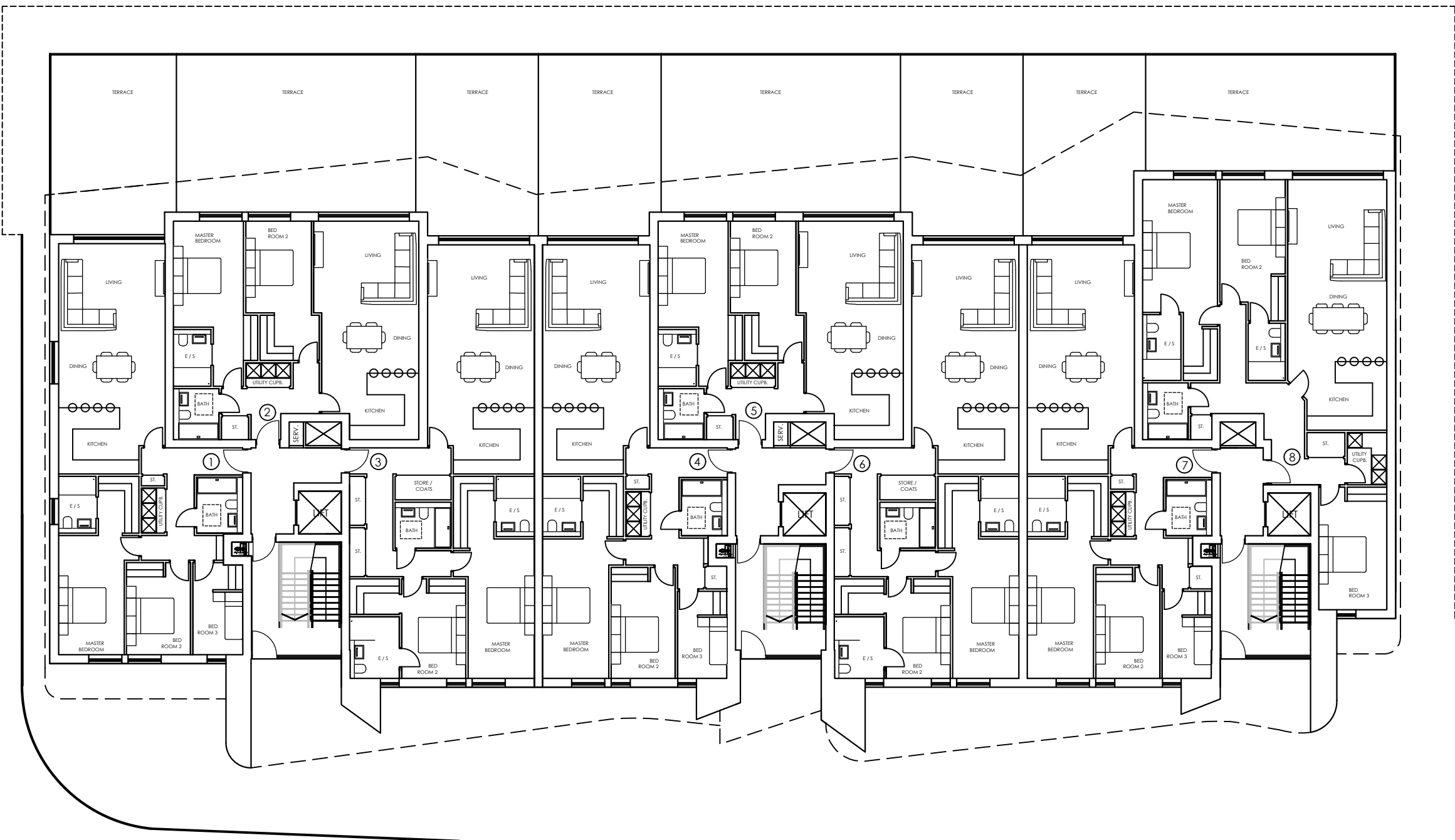


FLOOR SCHEDULE

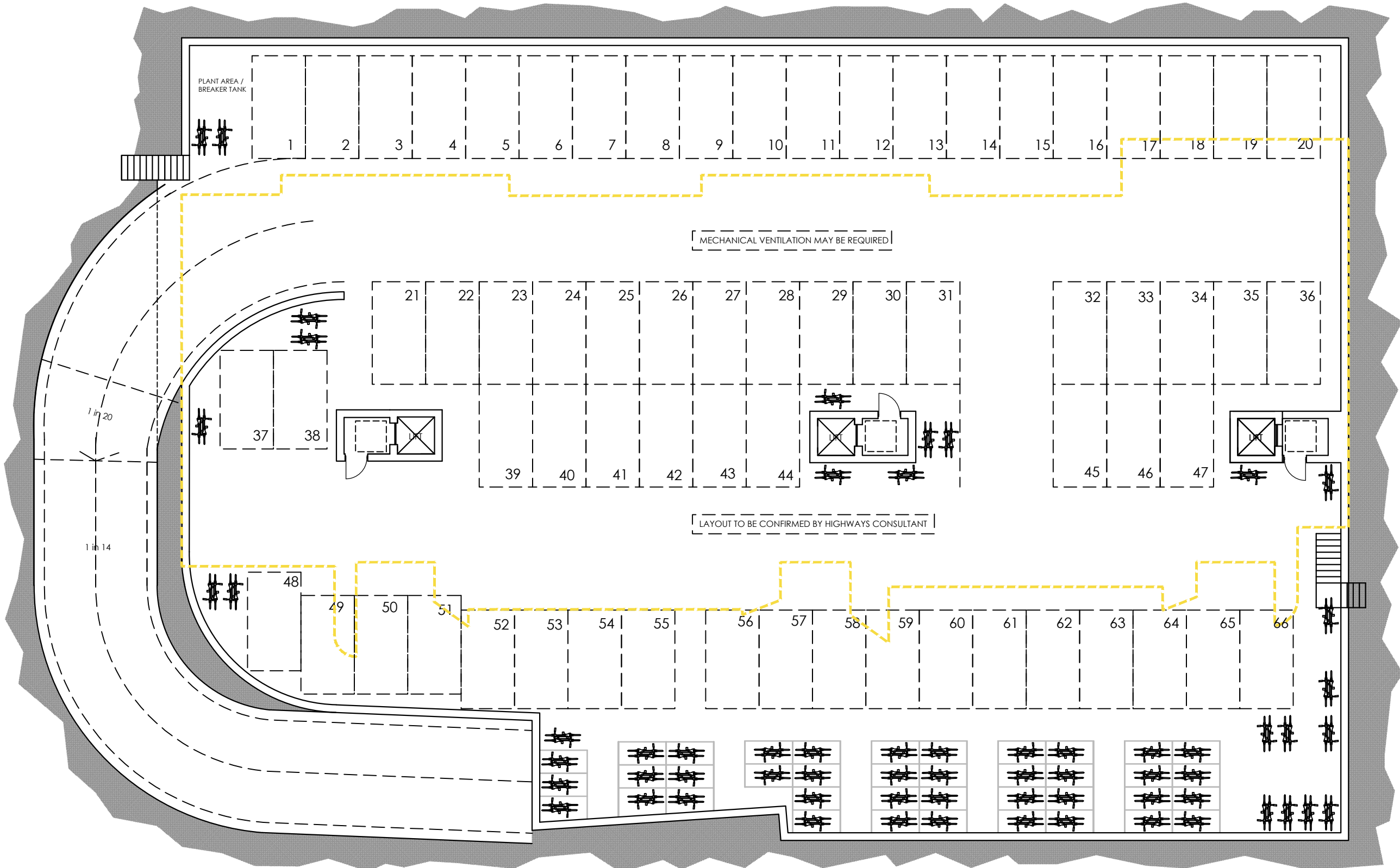
BASEMENT FLOOR -	2022 sq.m / 21764 sq.ft
GROUND FLOOR -	1041 sq.m / 11205 sq.ft

ACCOMMODATION SCHEDULE

UNIT 1 -	3 BED -	105 sq.m / 1130 sq.ft
UNIT 2 -	2 BED -	93 sq.m / 1001 sq.ft
UNIT 3 -	2 BED -	114 sq.m / 1227 sq.ft
UNIT 4 -	3 BED -	114 sq.m / 1227 sq.ft
UNIT 5 -	2 BED -	93 sq.m / 1001 sq.ft
UNIT 6 -	2 BED -	114 sq.m / 1227 sq.ft
UNIT 7 -	3 BED -	114 sq.m / 1227 sq.ft
UNIT 8 -	3 BED -	135 sq.m / 1453 sq.ft



PROPOSED GROUND FLOOR PLAN
SCALE 1:200



PROPOSED BASEMENT PLAN
SCALE 1:200

RAMP DESIGN TO BE CONFIRMED
BY HIGHWAYS CONSULTANT
NOTE: TRAFFIC MANAGEMENT
SYSTEM MAY BE REQUIRED.

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.

BASEMENT CAR PARKS OR STORAGE

- Additional means of escape/evacuation (stairs / lifts / ramps) may be required subject to Fire Consultants input, allowance made by ARC are purely indicative.
- Mechanical &/or) natural ventilation may be required subject to fire consultant / specialist input.
- Commercial or standard sprinkler system may be required subject to fire consultants confirmation & specification (Large water holding tank maybe required in some situations can be subterranean).
- Basement structure should be considered with fire consultant & structural engineer to ensure increased fire protection due to presence or future potential of electric car charging facilities and associated increased risks.

NOTES-PLANNING

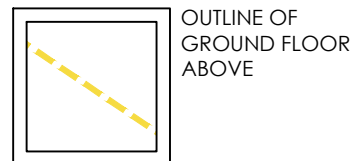
rev-30-07-24

- 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.
- Drawings must be read as a complete pack and not individually.
- 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 fall risks to be filled 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.
- Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- MacIennan 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.
- 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 area of control for planning purposes.
- We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be all A1 fire rated.
- FIRE:** We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part B building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design/ details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- 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 B & 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 B & 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)

Windows forming the overheating strategy with a change in floor level exceeding 500mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

LEGEND

10m @ 1:200



M	Basement plan amended	01.08.25	WD
L	schedule amended	27.06.25	TC
K	Basement plan amended	24.06.25	TC
J	Basement plan amended	24.06.25	TC
H	schedule amended	17.06.25	TC
G	schedule amended	10.06.25	TC
F	Parking spaces added	01.05.25	TC
E	Ramp shifted	11.02.25	TC
D	Fire consultant changes	04.02.25	TC
C	Basement plan changed	21.01.25	TC
B	Walkway change	10.01.25	TC
A.	Revised floor plans	18.12.24	TC

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

172 CANFORD CLIFFS ROAD,
POOLE, DORSET,
BH13 7ES.

PROPOSED BASEMENT AND
GROUND FLOOR PLAN

scale	AS SHOWN @ A1	checked	BC
date	JUNE 2025	drawn	TC / BC
		A	B
		C	D
		E	F
		G	
		H	J
		K	L
		M	

9491 / 702

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

