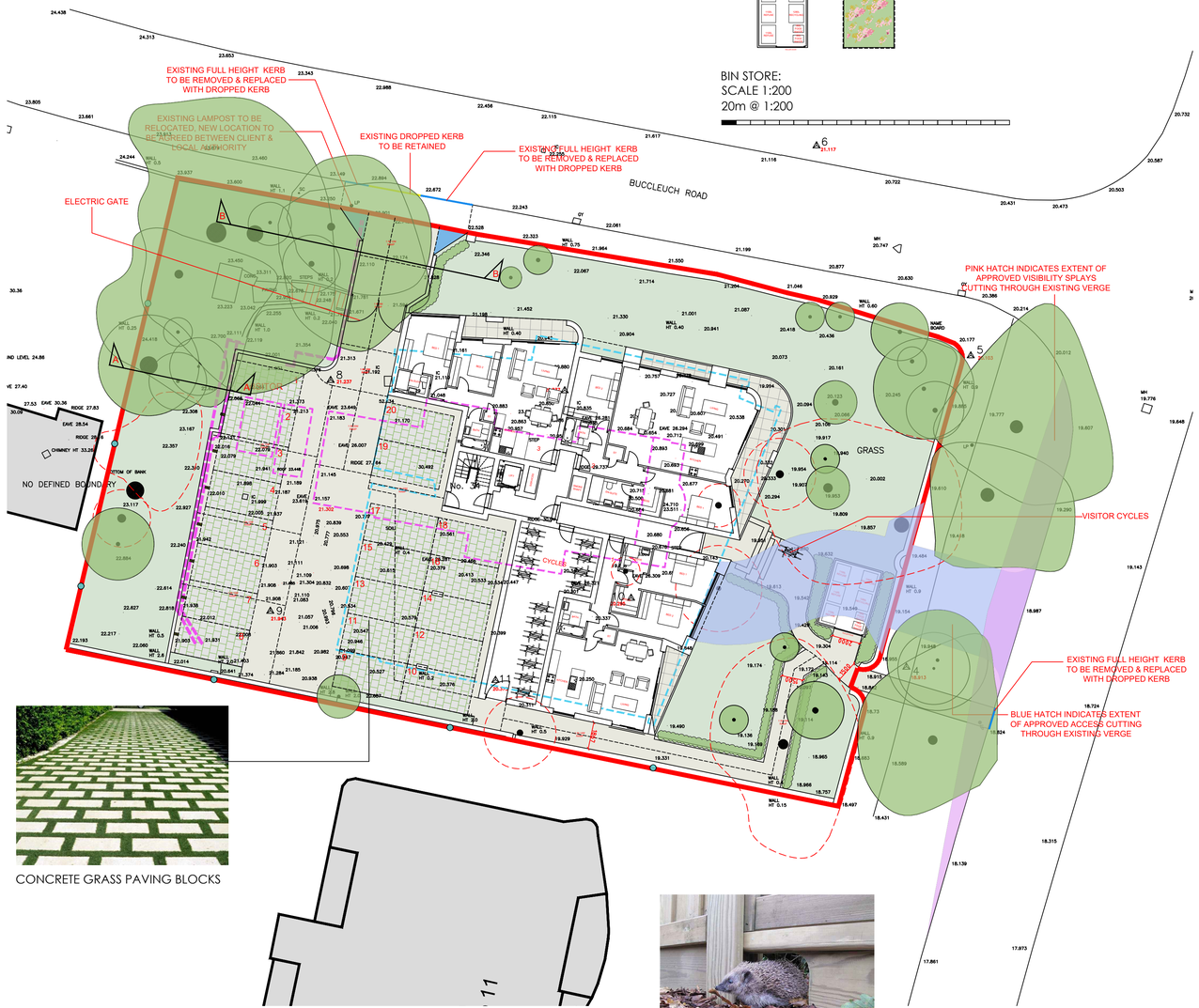
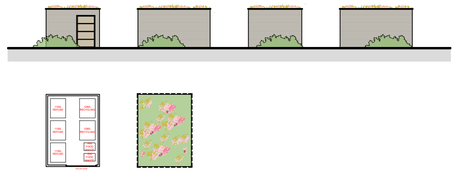
COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint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

MECHANICAL SMOKE EXTRACTION
Mechanical smoke extraction to fire lobbies may be required and should be designed by a specialist - client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

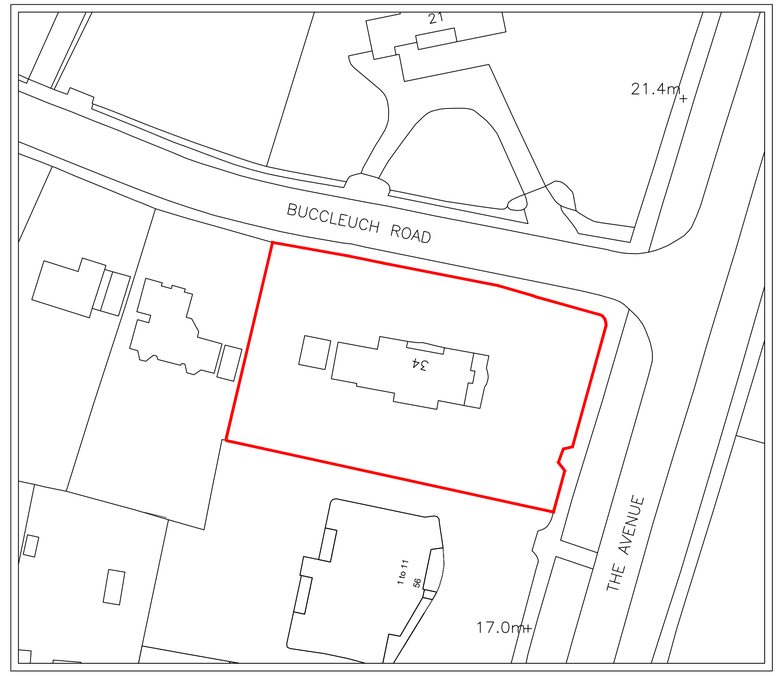




BIN STORE:
SCALE 1:200
20m @ 1:200

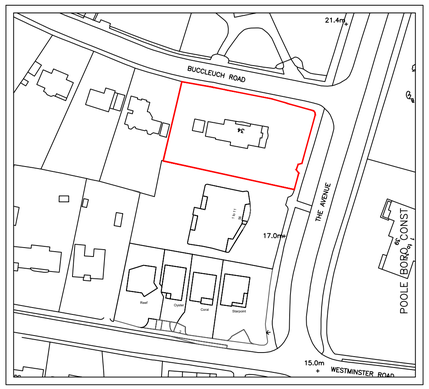
CONCRETE GRASS PAVING BLOCKS

PROPOSED SITE PLAN
SCALE 1:200
BASED ON TOPOGRAPHICAL SURVEY INFORMATION
20m @ 1:200



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

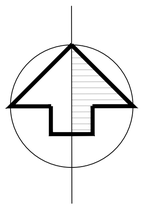
20m @ 1:500



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

20m @ 1:250

SITE AREA: 0.18 HECTARES / 0.46 ACRES
32 CYCLE SPACES
20 x PARKING SPACES
PROPOSED GIA = 1,720.8 SQM
EXISTING GIA = 319.3 SQM



INDICATIVE HEDGE HOG HIGHWAY

NOTES - PLANNING

rev-30-07-24

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. Drawings must be read as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. 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.
7. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Maclennan 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.
9. 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.
10. 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.
11. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
12. 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 salable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

- SITE BOUNDARY
- PART R CONNECTION POINT
- EXISTING TO BE DEMOLISHED
- ELECTRIC CHARGING POINTS
- OUTLINE OF APPROVED
- HEDGE HOG HIGHWAYS
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- INDICATIVE PLANTING

F.	Level amendments to parking area	13.11.25	WD
E.	Sections added	03.10.25	WD
D.	• Building height reduced • Parking amended • Northern building facade amended to be parallel with boundary	23.09.25	WD
C.	• Pedestrian access to building facing The Avenue pulled forward 1m • Electric sliding gate added to vehicular access • Ramp amended & gradient specified on bike access • Ramp gradient for vehicular access specified on rear north west elevation & site plan • Balconies & roof amended to reduce bulk • Bin store access width amended • Unit 3 patio area added to site plan • Internal access to cycle store added	19.08.25	WD
B.	Amendments following highways comments. 11.07.2025	18.07.25	WD
A.	Preliminary removed.	25.06.25	WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

SITE, BLOCK & LOCATION PLANS

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
9881 / 100		A. B. C. D. E. F.	

ARC Architecture ltd.

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

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

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

PRE-CONSTRUCTION INFO FROM CLIENT

Information recieved from client:
1) Topographical Survey

Outstanding information remains as residual risk, please request ARC appendix C for full list requested.

DESIGN INFO

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 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.

FLAT ROOF ACCESS

Permanent roof balustrades at a distance from edges should be installed to prevent falling. 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 where balustrades are not feasible.

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible

PROXIMITY TO OVERHEAD SERVICES

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

MINIMUM FIRE & EMERGENCY EXPECTATIONS - FIRE RISK

Principal contractor to comply with HSG158 Fire Safety in construction and undertake a fire risk assessment for the duration of the works including (but not limited to):
- Lighting
- Escape
- Alarm
- Temporary protection
- Remote area access

TEMPORARY GUARDING

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

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).

SOLAR PANELS

Solar panels to be positioned as far from edges of flat roof as feasibly possible.

- **MANUAL HANDLING**
- **USE OF MACHINERY**
- **DUST POLLUTION**
- **LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS**

ARBORICULTURAL METHOD STATEMENT

There is an approved arboricultural method statement for this project that must be followed

GLASS BEHIND LOUVRES

The specification of glass behind louvers should be self cleaning glass

CLOSE PROXIMITY TO TREES

Any required remedial work to trees for example - low hanging branches or rotting and unstable branches, to be evaluated and undertaken prior to construction commencing

ROOFLIGHT SPECIFICATION

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

- **DEEP GROUND EXCAVATIONS**
- **STORAGE OF MATERIALS**
- **STRUCTURAL STABILITY OF INCOMPLETE WORKS**
- **BURNS - HEAT AND CHEMICAL**

ESCAPE FROM AREAS BEFORE AS BUILT COMPARTMENTATION IS IN PLACE

For construction work involving areas with a single point of exit from a large void, the contractor must implement temporary fire stopping to create safe, compartmented working spaces during construction (e.g., an enclosed basement with a single exit that will later be divided into fireproof compartments). Alternatively, temporary secondary escape routes should be provided during high-risk construction phases (e.g., a void in the floor with temporary fixed access above that will be filled at a later date).

ARCHITECTURAL ORNAMENTATION/ FEATURES

To be adequately supported & fixed during construction so as to not be a falling hazard.

PRIOR TO CONSTRUCTION

Planning conditions #,#,# and # relating to the interest of onsite safety, must be actioned off before commencement of works.

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 guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.**

- ***** SOLAR PANELS**
- ***** PLANT / SERVICE AREAS**
- ***** ACCESS TO AOV'S**

CHANGING LIGHT BULBS

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

or

lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light fitting.

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

Sliding glazing to balcony's with sufficient depth (e.g. for seating and access) can be cleaned from balcony

Interior of window above front porch and ledge should be cleaned using a long reach and clean system, and the ledge is not under any circumstances to be used to gain access to the window.

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 guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

ROOF LIGHT POSITIONING

Client request for oversized roof light over stair. Should not be used for access to roof. Roof light glass must be toughened. Measures should be taken to avoid any foot traffic on rooflight. Anyone on the roof should be briefed by the building owner to the risk.

IN - USE RISKS

FLOOD RISK

SUDS plan to be designed at building regulations phase to provide excess surface water drainage

SLIPPERY FLOORS (swimming pools / roof terraces)

Non slip floors to be specified

DELIVERIES

Safe delivery plan and schedule to be designed by inhabiting organisation

XXX PROXIMITY TO WATER

XXX Non slip surfaces to be specified where possible in case of flooding

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.

CAR PARKING

Highlight columns in the carpark with reflective paint to prevent accidents during reverse maneuvers.

MEANS OF ESCAPE

To be reviewed by specialist with a view towards protected staircase. e.g.is the first floor an acceptable exit, if not, glass wall to swimming pool may need to be fireproof. Where restrictors are fitted to windows for APD O & intended for escape the end user must be made aware and instructed how to use as part of the home user guide or similar.

SMOKE SHAFT MAINTENANCE

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

END USER GUIDANCE FOR FUTURE WORKS

End user manual to ensure an awareness of any construction that must not be breached i.e. fire line to metal or timber frame buildings, in the event of future building works.

EXTERNAL GUARDING

To be designed at across site at different garden / external staircase levels to prevent falling

1100mm guarding to be provided for any level difference greater than 600mm to prevent falling.

INTERNAL GUARDING

To be provided where openable window cills are set below 1100mm

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

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

TREE REMOVAL

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

- **UNKNOWN OR UNIDENTIFIED SERVICES**
- **MANUAL HANDLING**
- **USE OF MACHINERY**
- **DUST POLLUTION**
- **LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS**
- **EXISTING BASEMENT**