

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 EXTRATION
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.

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 are to be 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 alterations.
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 adopted and is acceptable.
7. Site design to be independently checked by site fabricator for reg's, compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Method of waterproofing specialists (or similar company with relevant PL insurance) to be retained and detail of how waterproofing is to be applied to be included in the specification or PL cover for basement designs in terms of waterproofing of structure in any way.
9. A design and risk assessment should form part of our drawings package. If you have not received this from us, please contact us to request a copy before making a bid 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 are not responsible for any changes to the building or site layout set out in Government Technical Housing standards - notionaly described space standards document.
12. All Cladding & building attachments externally to be all A1 fire rated.
13. All drawings to be submitted to the local authority for planning purposes. Drawings to be submitted to fire safety, Part B of building regulations, BS 5991 (or fire or EWS1) and drawings in no way form the site plan/ 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 Safety Consultant Fire Strategy Document/ Report - all information contained in the report is the responsibility of the ARC designer of all drawings. No responsibility is accepted if you are unsure 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.
14. EWS1 standard criteria should be followed for all buildings. Some buildings outside of the EWS1 standard criteria should be appointed by the client/contractor to ensure a finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
15. Part B & EWS1 drawings to be submitted to the local authority for planning purposes. Drawings to be submitted by the client/contractor of the earliest possible point in the design process to ensure compliance with Part B & Fire Safety. Please note that subject to a fire or EWS1 report, the planning permission may be required to amend or all drawings. 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 valuable floor area and potential requirement for additional planning applications. (This list is not exhaustive)

LEGEND



PART M4(2) UNITS

SCHEDULE OF ACCOMMODATION.

UNIT	BEDS	SQM	SQFT
1	2	92.6	996
2	2	111.9	1,204
3	2	76.9	827
4	2	106.1	1,142
5	2	110.5	1,189
6	2	111.9	1,204
7	2	103.5	1,114
8	2	106.1	1,142
9	2	110.5	1,189
10	3	111.9	1,204
11	2	103.5	1,114
12	3	143.8	1,547
13	3	144.6	1,556

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 19.08.25 WD
• 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

B. Amendments following highways comments. 11.07.2025 18.07.25 WD

A. Preliminary removed. 25.06.25 WD

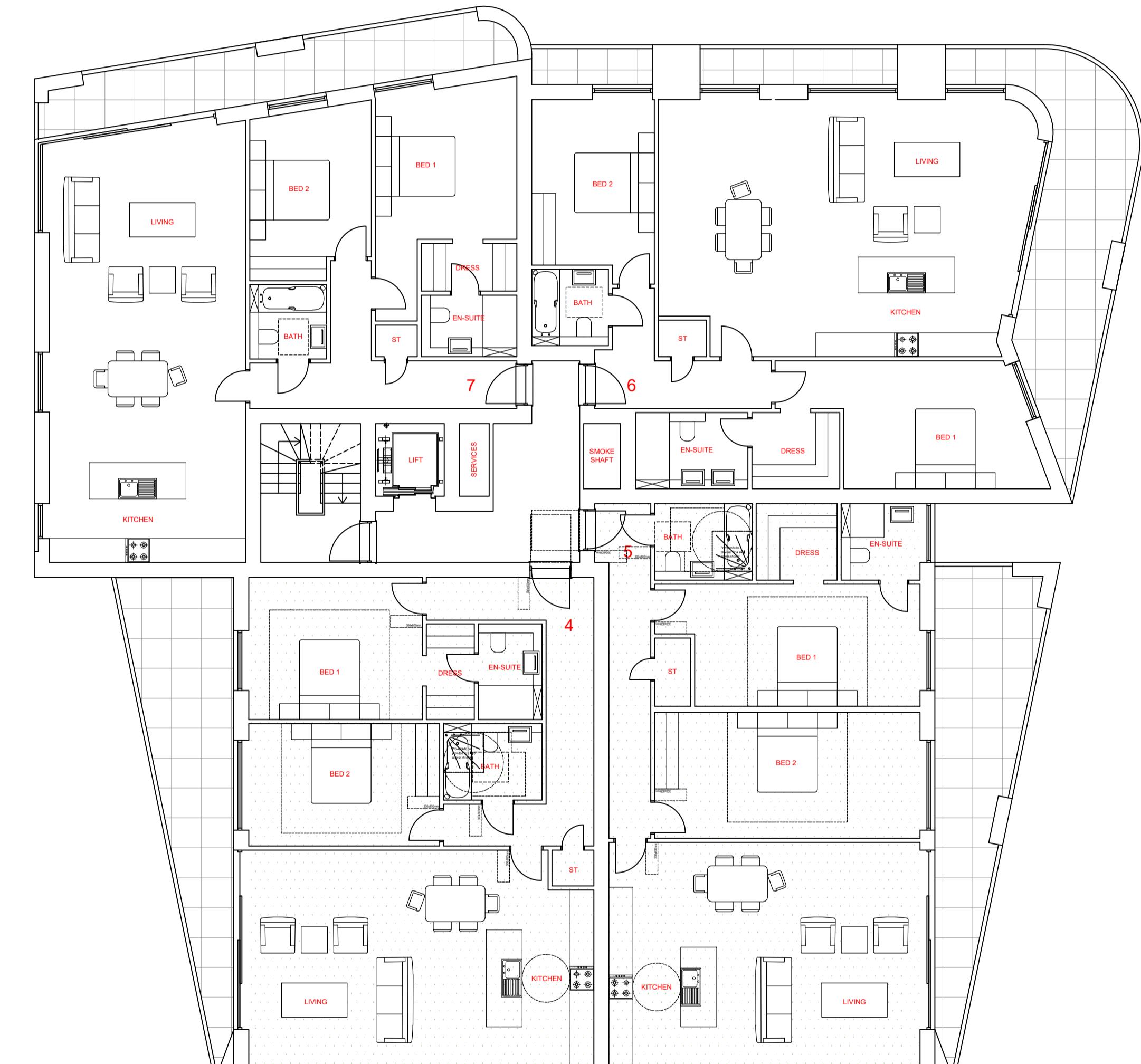
No.	Revision.	date	by



GROUND FLOOR PLAN:

SCALE 1:100

10m @ 1:100



FIRST FLOOR PLAN:

SCALE 1:100

10m @ 1:100

PROPOSED DEVELOPMENT

34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED FLOOR PLANS 1 OF 2

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

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