

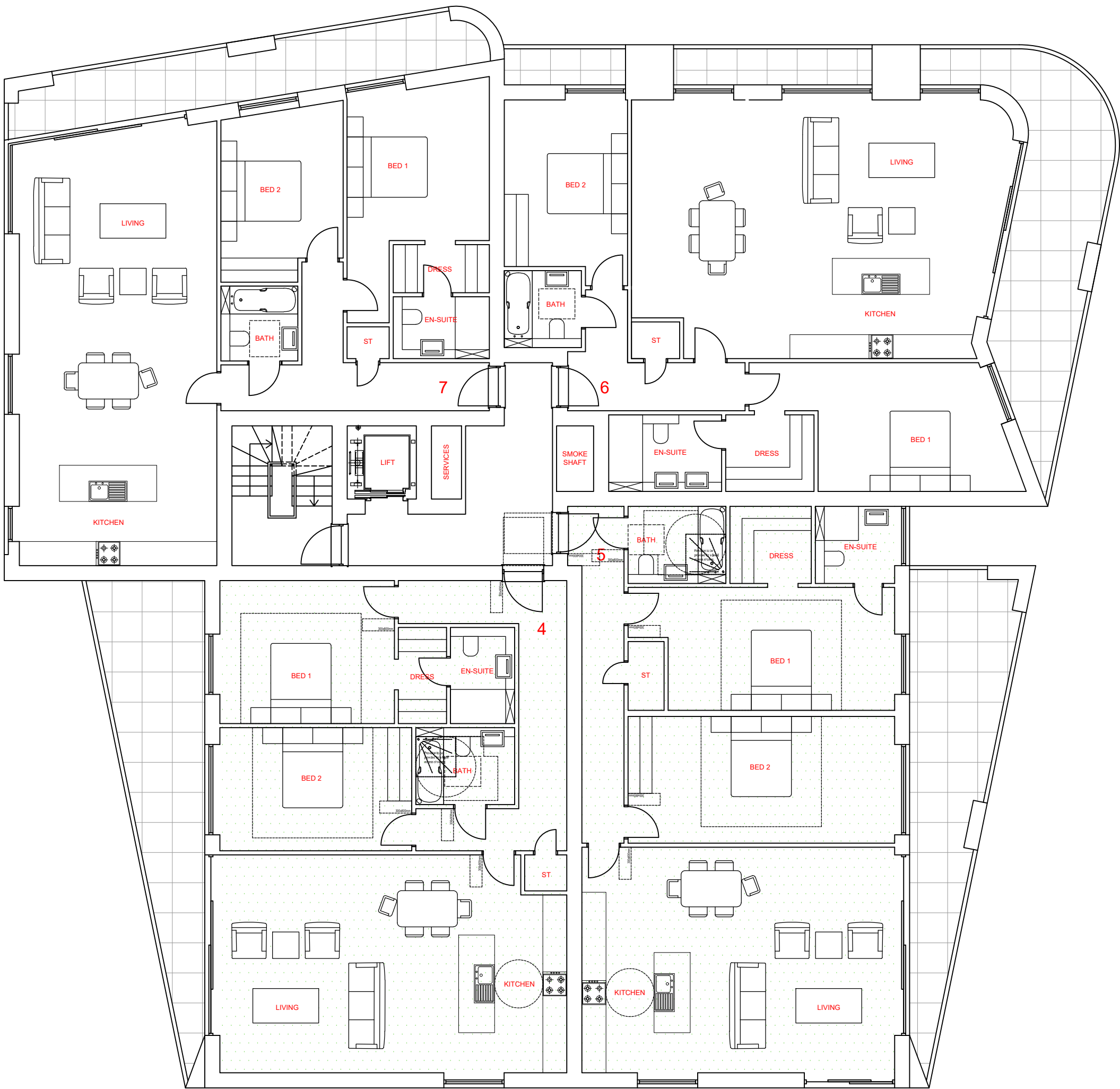
COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint 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.



GROUND FLOOR PLAN:
SCALE 1:100

10m @ 1:100



FIRST FLOOR PLAN:
SCALE 1:100

10m @ 1:100

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 2013 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. Modernman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing design - ARC carry no responsibility or PI cover for basement design 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.
- DISCLAIMER:** We do NOT take any responsibility and do not carry any PL cover in relation to any matters relating to fire safety. Part 8 building regulations, BS 5991 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 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 fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of habitable 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 23.09.25 WD
Parking amended
Northern building facade amended to be parallel with boundary
- 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
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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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