

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.

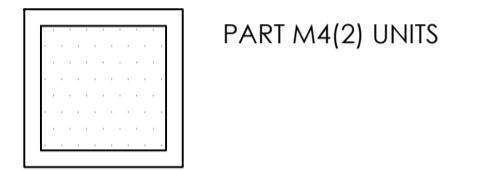
MECHANICAL SMOKE EXTRATION
Mechanical smoke extraction to fire lobbies may be required and should be designed by a specialist - client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

NOTES - PLANNING

rev-30-07-24

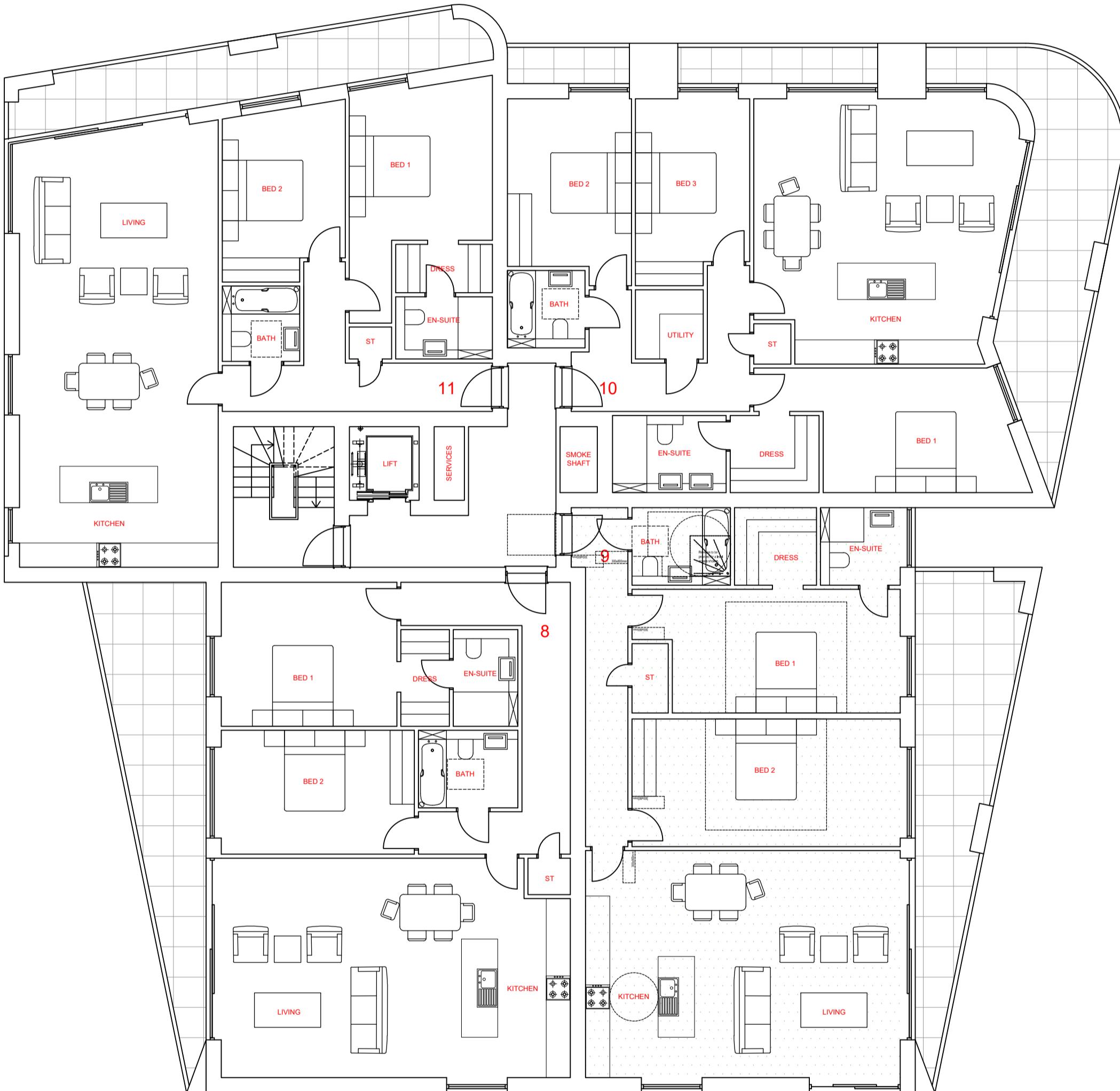
1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be made.
3. Drawings must be issued as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making alterations.
6. All flat roofs to be fitted with a membrane system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been achieved.
7. Stair design to be independently checked by stair fabricator for reg's, compliance and sizing.
8. Construction/ ordering. Dimensions to be checked before fabrication.
9. & Method of construction drawings to be checked before fabrication.
10. All basement waterproofing designs - A.R.C. carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
11. A copy of the drawings must be sent to us in a 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.
12. We take no responsibility for the depicted building 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.
13. We take no responsibility for the measured areas of accommodation in Government technical housing standards - nationally described space standards document.
14. All Cladding & building attachments externally are the responsibility of all A1 fire rated.
15. Use of Part B Fire Safety - Part B Fire Safety can only be used in relation to any matter relating to fire safety. Part B building regulations, BS 5991 (for fire or FWS) 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 relevant Part B Building Regulation. Any fire safety strategy or report should be based on the information contained in such a report supersedes A.R.C. drawings in all aspects. No assumption of any responsibility is accepted. If you are unsure who the appointed fire consultant is or don't have a copy of the fire strategy or report, please contact us for further information.
16. Fire safety - Part B Fire Safety. An independent and appropriately qualified and insured fire consultant/ engineer should be appointed by the client/ contractor to ensure the proposed project is compliant. Some mortgage companies require a fire engineer's report on building output. If you are in doubt please contact us.
Part B & Fire Safety. An independent and appropriately qualified fire consultant should be appointed by the client/ contractor of the earliest possible point in the design process to ensure compliance with Part B & fire safety. Please note that Part B Fire Safety is a design/ input from the fire consultant/ engineer and may be required in part or all areas of the building. 1) Sprinkler systems (Domestic, 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



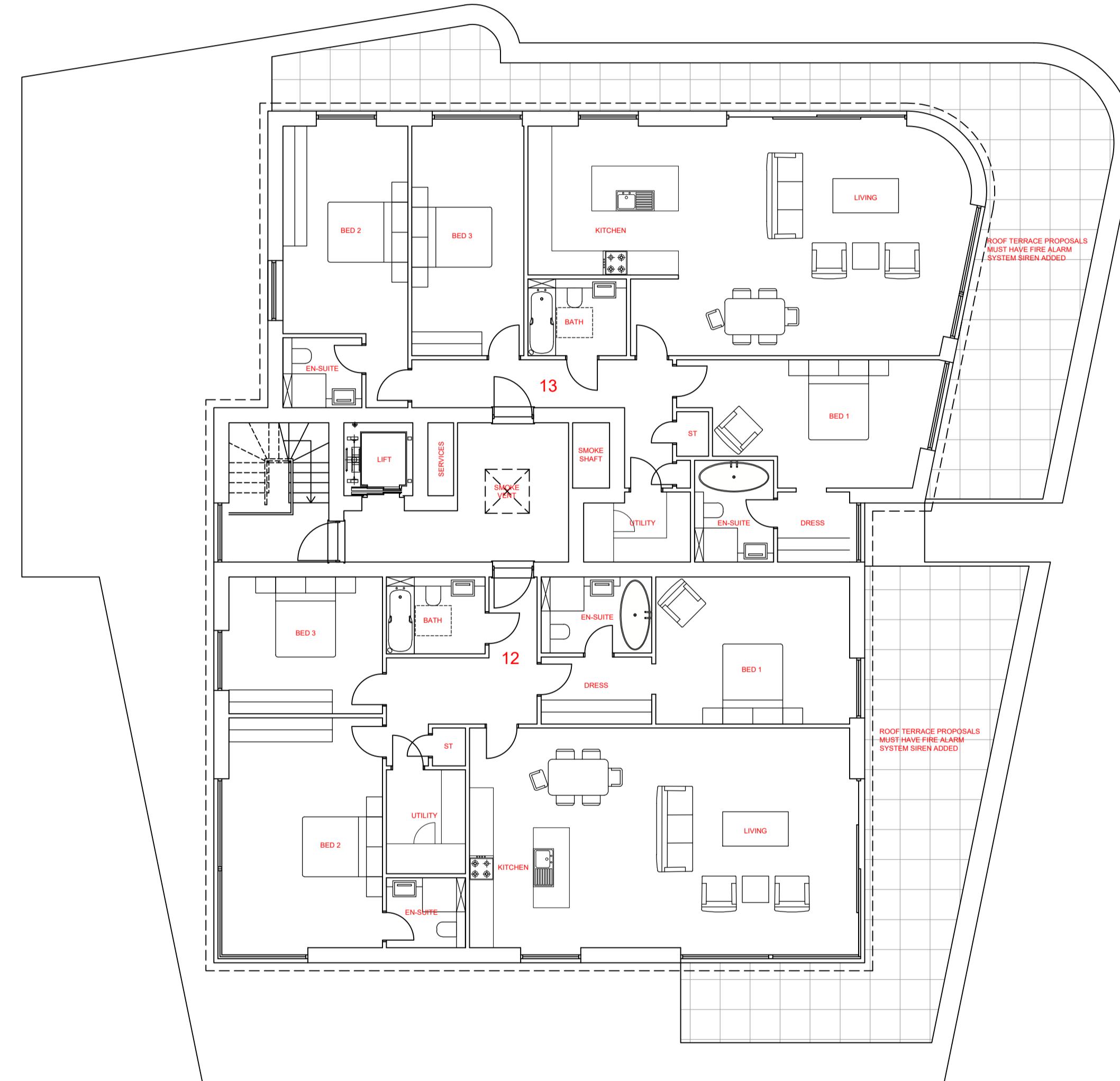
PART M4(2) UNITS

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



SECOND FLOOR PLAN:
SCALE 1:100

10m @ 1:100



UPPER FLOOR PLAN:
SCALE 1:100
10m @ 1:100

C. • Pedestrian access to building facing 19.08.25 WD
• 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

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

PROPOSED FLOOR PLANS 2 OF 2

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

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