

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire constraints contained in the scheme. 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.

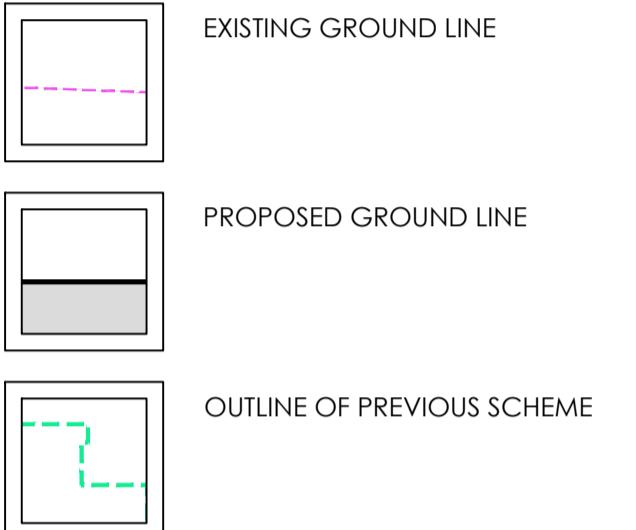
MECHANICAL SMOKE EXTRACTION
Mechanical smoke extraction to fire lobbies may be required and should be designed by a specialist - client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

NOTES - PLANNING

rev-03-07-24

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 copy or alter this drawing.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or modifying any shop drawing.
6. All drawings are to be used as a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principal Designer/Principal Contractor is provided to show alternative compliance has been sought and approved.
7. Drawings must be checked by all fabricators for design, compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Macleman waterproofing specialists (or similar company with relevant PI Insurance) to be instructed and design document waterproofing details. ARC carry no responsibility or PI cover for basement design in terms of waterproofing or drainage.
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 collect, please contact us for a copy before moving forward with the project.
10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards, these are the minimum requirements.
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12. All Cladding & building attachments externally to be all A1 fire rated.
FIRE: We do NOT take any responsibility for any PI cover in relation to any drawings relating to fire. If you require any fire related drawings, B3 0997 must be used and no reliance on this drawing to 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 Approved Fire Consultant Fire Strategy Document / Report - all information contained within the document is the sole responsibility of the Approved Fire Consultant. 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 latest version of the report please contact arc in writing immediately.
EW1: On the completion and on appropriate audit and review the contractor/ engineer should be approached by the client to review the fire safety system proposed. Some companies require EW1's on buildings outside of the EW1 standard criteria.
Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client to review the proposed fire safety system 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) Fire detection and alarm systems 4) Fire extinguisher systems 5) Plan changes in relation to fire safety could result in loss of valuable floor areas and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



SOUTH EAST ELEVATION:
SCALE 1:100

10m @ 1:100



NORTH EAST ELEVATION:
SCALE 1:100

10m @ 1:100

MATERIAL SCHEDULE (A1 FIRE RATED):-

EXTERNAL WALLS:-	<ul style="list-style-type: none"> LIGHT GREY/BUFF BRICKWORK BRONZE EFFECT CLADDING TIMBER EFFECT CLADDING
BALCONIES:-	<ul style="list-style-type: none"> BRONZE EFFECT POWDER COATED ALUMINUM
WINDOWS & DOORS:-	<ul style="list-style-type: none"> BRONZE CASEMENT
ROOF:-	<ul style="list-style-type: none"> SINGLE PLY MEMBRANE WITH ALUMINUM FASCIA AND UNDER EAVES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should agree with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

- C. • Building height reduced 23.09.25 WD
 - Parking amended
 - Northern building facade amended to be parallel with boundary
- B. • 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
- A. Preliminary removed. 25.06.25 WD

No. Revision. date by

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

PROPOSED ELEVATIONS 1 OF 2

scale AS SHOWN @ A1	checked //
date APRIL 2025	drawn WD
9881 / 103	A. B. C. [] [] []

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