

## 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 read as a complete pack and not individually.  
 4. Do not scale. Figured dimensions only to be used.  
 5. Construction details to be checked by the contractor/ engineer.  
 6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Design/ Principle Contractor to provide a show alternative compliance has been sought and approved.  
 7. Stair design to be independently checked by stair fabricator for regi, compliance and sing, prior to construction/ ordering. Dimensions to be checked before fabrication.  
 8. Merchanting of materials (or any other material 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 build contract is not 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 project boundary is incorrect and we will amend the drawing for free.  
 11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing is described space standards do not have 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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. A fire strategy report to be carried out by an independent fire consultant and not carried out in conjunction with the latter version of the Approved 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 Approved Fire Consultant Fire Strategy Document/ Report, please contact EWS1: an independent and 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 a fire strategy report to be carried out by an independent fire consultant.  
 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 regulations. Some fire safety systems require a fire strategy report to be carried out 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 valuable floor area and potential requirement for additional planning permission, this is not our responsibility.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 1 - 12  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 13 - 20  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 21 - 23  
INDICATIVE PURPOSES ONLY



C	STREET SCENES UPDATED	05/12/25	GR
B	STREET SCENES UPDATED	29/08/25	GR
A	TITLE BLOCK REVISED	06/06/25	GR

No.	Revision.	date	by
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PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

## STREET SCENES 1

scale	1:200 @ A1	checked
date	APRIL 2025	drawn

A	B	C
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9438 / 330

ARC Architecture Ltd.

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10m @ 1:200



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 5. Construction dimensions to be checked before putting work in hand or making any shop drawings.  
 6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation from the Design/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
 7. Stair design to be independently checked by stair fabricator for regi. compliance and soing, prior to construction/ ordering. Dimensions to be checked before fire certification.  
 8. Merchanting of materials (or any other material with relevant PI insurance) to be instructed and detail all basement waterproofing designs - ARC carry no responsibility or cover for basement designs in terms of waterproofing or structure in any way.  
 9. A design and build report is 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 site plan is incorrect or if there are any changes to the ownership boundaries for planning purposes.  
 11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not apply.  
 12. A copy of a building insurance policy is to be shown to 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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All fire safety related to the building are the responsibility of the client and not the architect. Any and all fire safety related drawings are to be carried out by an independent fire consultant/ engineer in conjunction with the latest version of the Approved 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 Approved Fire Consultant Fire Strategy Document/ Report, please contact 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 a copy of the latest version of the Approved Fire Consultant Fire Strategy Document/ Report.  
 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 regulations. The following fire safety measures may be required to be installed 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 valuable floor area and potential requirement for additional planning permission, this is not the responsibility of the architect.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 24 - 29  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 30 - 33  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 34 - 42  
INDICATIVE PURPOSES ONLY



C	STREET SCENES REVISED	05/12/25	GR
B	STREET SCENES REVISED	29/08/25	GR
A	TITLE BLOCK REVISED	06/06/25	GR
No.	Revision.	date	by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

## STREET SCENES 2

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR

9438 / 331	A	B	C
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10m @ 1:200

## 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 read as a complete pack and not individually.  
 4. Contours are to be checked before putting work in hand.  
 5. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
 6. Stair design to be independently checked by stair fabricator for regi, compliance and size, prior to manufacture/ ordering. Dimensions to be checked before fabrication.  
 7. Mains services to be checked (or confirmed) with relevant PI insurance to be instructed and detail all basement waterproofing designs - ARC carry no responsibility or P1 cover for basement designs in terms of waterproofing or structure in any way.  
 8. A design report is included in the cost 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.  
 9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel our plan does not reflect the true ownership boundary for planning purposes.  
 10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing is described space standards do not apply.  
 11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing is described space standards do not apply.  
 12. A client & a contractor must be appointed to 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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. A client must be appointed to all A1 fire rated areas and responsible for ensuring any and all fire safety measures are in place. We do not take any responsibility for fire safety measures in other areas of the building in conjunction with the latest version of the Approved Fire Consultant Fire Strategy Design/ 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 Approved Fire Consultant Fire Strategy Design/ Report, please contact us.  
 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 to be carried out before completion of the project.  
 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 regulations. A client must be appointed to all A1 fire rated areas and responsible for ensuring any and all fire safety measures are in place. We do not take any responsibility for fire safety measures 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 respect to fire safety could result in loss of valuable floor area and potential requirement for additional planning permission, this is not our responsibility.

Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 43 - 50  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 51 - 54  
INDICATIVE PURPOSES ONLY



STREET SCENE  
INDICATIVE PURPOSES ONLY



C	STREET SCENES REVISED	05/12/25	GR
B	STREET SCENES REVISED	29/08/25	GR
A	TITLE BLOCK REVISED	06/06/25	GR
No.	Revision.	date	by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

## STREET SCENES 3

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR

9438 / 332



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10m @ 1:200

## NOTES-PLANNING

rev-30-07-24

STREET SCENE UNITS 63 - 66  
INDICATIVE PURPOSES ONLY



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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 read as a complete pack and not individually.  
4. Do not scale. Figured dimensions only to be used.  
5. Construction dimensions and report any discrepancies before putting work in hand or making any shop drawings.  
6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Design/ Principle Contractor is provided to show alternative compliance has been sought and approved.  
7. Stair design to be independently checked by stair fabricator for regi, compliance and soing, prior to construction/ ordering. Dimensions to be checked before fire inspection.  
8. Merchanting dimensions (or dimensions with respect to fire strategy) to be instructed and detail all basement waterproofing designs - ARC carry no responsibility or cover for basement designs in terms of waterproofing or structure in any way.  
9. A design report is part of the contents 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 site plan is incorrect and we will amend the drawing for free.  
11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not apply.  
12. A copy of a building insurance policy is to be shown to 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 5991 for fire or EWS1 and drawings in no way form a fire strategy/ report. Any drawings relating to fire safety are the responsibility of the client and not to be read in conjunction with the latter version of the Approved Fire Consultant Fire Strategy Document/ Report - as 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 Approved Fire Consultant Fire Strategy Document/ Report, please contact EWS1: an independent and appropriately qualified fire consultant/ engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require a copy of the Approved Fire Consultant Fire Strategy Document/ Report.  
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor of the earliest possible point in the design process to ensure compliance with Part B & Fire safety regulations. Some fire safety systems require a fire strategy to be put in place and installed 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 valuable floor area and potential requirement for additional planning permission, this is not our responsibility.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 67 - 78  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 79 - 81  
INDICATIVE PURPOSES ONLY



C STREET SCENES REVISED 05/12/25 GR  
B STREET SCENES REVISED 29/08/25 GR  
A TITLE BLOCK REVISED 06/06/25 GR

No. Revision. date by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

## STREET SCENES 4

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR

9438 / 333 A B C

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STREET SCENE UNITS 82 - 85  
INDICATIVE PURPOSES ONLY

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5. Construction dimensions and report any discrepancies before putting work in hand or making any shop drawings.  
6. All flat roofs to be fitted with a rain safe system to satisfy CDM 2015 regulations unless written confirmation is given by the Designer/ Principal Contractor is provided to show alternative compliance has been sought and approved.  
7. Stair design to be independently checked by stair fabricator for regi, compliance and soing, prior to construction/ ordering. Dimensions to be checked before fire certification.  
8. Merchantability drawings (or drawings with relevant PI insurance) to be instructed and detail all basement waterproofing designs - A/C can carry no responsibility or P/I cover for basement designs in terms of waterproofing or structure in any way.  
9. A design and build contract is not 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 site plan is incorrect and we will amend the drawing for free.  
11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not apply.  
12. A/C do not take responsibility for the design of 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/ approach. Any drawings relating to fire safety are the responsibility of the client/contractor and not A/C. Any drawings in this pack relating to fire safety are for indicative purposes only and are not to be used in conjunction with the latest version of the Approved Fire Consultant Fire Strategy Design/ Report - as information contained in such a report supersedes A/C drawings in all aspects. No assumption of any responsibility is accepted. If you are unsure who to appoint the fire consultant or don't have a copy of the latest version of the Approved Fire Consultant Fire Strategy Design/ Report, please contact EWS1: an independent and 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 a copy of the latest version of the Approved Fire Consultant Fire Strategy Design/ Report.  
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor of the earliest possible point in the design process to ensure compliance with Part B & Fire safety regulations. Fire safety regulations apply to the following 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 valuable floor area and potential requirement for additional planning permission, this is not A/C's responsibility.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE TO MAIN ACCESS ROAD  
INDICATIVE PURPOSES ONLYSTREET SCENE UNITS 86 - 88  
INDICATIVE PURPOSES ONLY

C STREET SCENES REVISED 05/12/25 GR  
B STREET SCENES REVISED 29/08/25 GR  
A TITLE BLOCK REVISED 06/06/25 GR

No. Revision. date by

PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

STREET SCENES 5

scale 1:200 @ A1 checked  
date APRIL 2025 drawn GR

9438 / 334 A B C

ARC Architecture Ltd.

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10m @ 1:200

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 9. A design and build contract is in place for the majority 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 site plan is incorrect. This is for the clients own protection and insurance purposes.  
 11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nothing described space standards do not have to be all A1 for rated.  
 12. A client & contractor should be instructed to do 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/ approach. Any drawings relating to fire safety are the responsibility of the client and contractor. Any and all fire safety information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unsure who to appoint the fire consultant or don't have a copy of the latest version of the Approved Document B, please contact us for more information.  
 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 a copy of the EWS1 report to be submitted to them.  
 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 regulations. This is to ensure that the fire safety strategy is designed and implemented correctly and 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 valuable floor area and potential requirement for additional planning permission. This is not an exhaustive list.

Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD-O diagram 3.1).

STREET SCENE UNITS 89 - 96  
INDICATIVE PURPOSES ONLY



STREET SCENE UNITS 97 - 104  
INDICATIVE PURPOSES ONLY



C	STREET SCENES REVISED	05/12/25	GR
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A	TITLE BLOCK REVISED	06/06/25	GR

No.	Revision.	date	by
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PROPOSED DEVELOPMENT  
PHASE 9  
HOBURNE FARM ESTATE  
CHRISTCHURCH  
DORSET

STREET SCENES 6

scale	1:200 @ A1	checked
date	APRIL 2025	drawn GR
9438 / 335		A B C

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