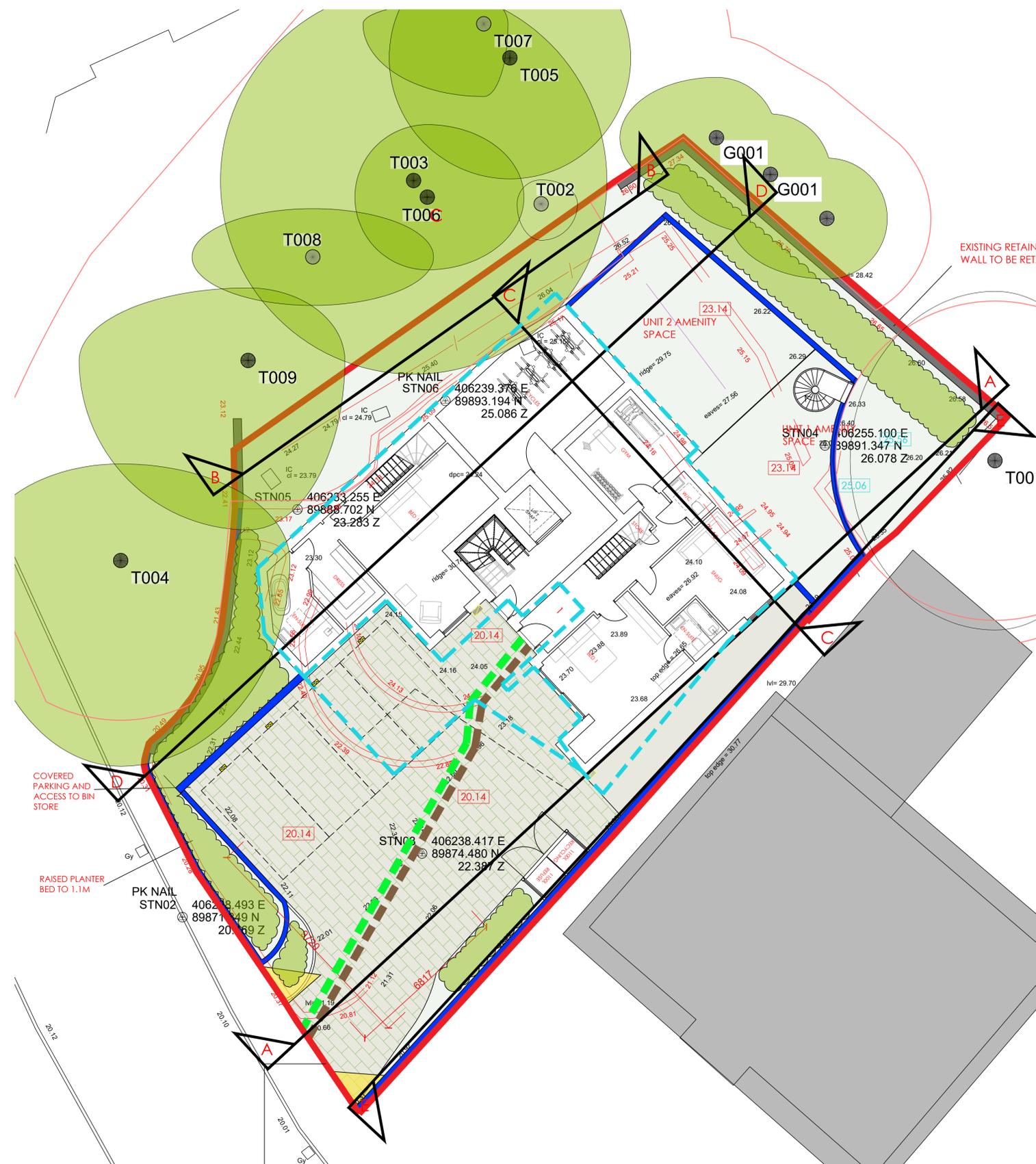


- The contents of this drawing are copyright.
- Planning drawings are only to be used for planning purposes & no reliance on compliance with building regulations should be assumed.
- Drawings must be read as a complete pack and not individually.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any site drawings.
- 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 sought and approved.
- Steel design to be independently checked by steel fabricator for regs. compliance and stamp, prior to construction/erection. Dimensions to be checked before fabrication.
- Mechanical 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 designs in terms of waterproofing or structure in any way.
- A design and risk assessment should form part of our drawing package. If you have not received this form via post, email or collection please contact us for a copy before moving forward with the project.
- 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.
- We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be set at 1m fire rated.
- ARC We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the system Part B building regulations, BS 7991 for fire or EN11 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.
- (EW1) 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 EW1's on buildings outside of the EW1's standard criteria.
- 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. Please note that subject to the consultants confirmation 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 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 usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)



SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE 1:100
10m @ 1:100
EXISTING DROPPED KERB TO BE EXTENDED AS NEEDED



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
SCALE: 1:500
20m @ 1:500



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
SCALE: 1:1250
20m @ 1:250

LEGEND

- SITE BOUNDARY
- EV CHARGE POINT
- INDICATIVE PLANTING
- EXISTING RETAINING WALL
- EXISTING LEVELS
- 2M VISIBILITY SPLAYS NOT TO HAVE ANY BOUNDARY TREATMENT OVER 600mm
- OUTLINE OF APPROVED APPLICATION
- RETAINING WALL
- PART R CONNECTIVITY POINT
- EXISTING TREES
- PROPOSED LEVELS
- GRASS BLOCK PAVING

SCHEDULE OF ACCOMMODATION

SITE AREA: 0.07 HECTARES / 0.17 ACRES
4 X PARKING SPACES ON SITE
8 X CYCLE SPACES
PROPOSED GIA : 677.7 SQM / 7.294 SQFT
EXISTING GIA @ 187.1 SQM

C.	Second floor amended following comments	12.03.26	WD
B.	Scheme reduced to be in line with approved front balconies	21.01.26	WD
A.	Unit 2 layout amended.	13.01.26	WD
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

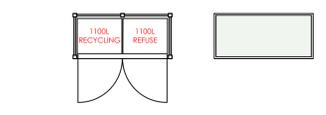
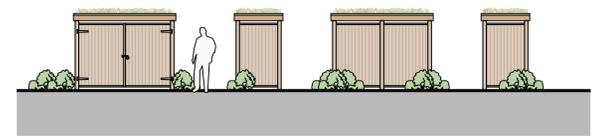
SITE, BLOCK & LOCATION PLAN

scale AS SHOWN @ A1	checked //
date NOVEMBER 2025	drawn WD
9765 / 400	A. B. C.

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E-mail: enquires@arcarchitecture.uk
Web: www.arcarchitecture.uk



BIN STORE PLANS
SCALE 1:100