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These plans have been produced for the benefit of seeking relevant Planning and/or Building Regulation approval from the LPA. Do not scale from these plans and ensure that all necessary construction design, planning, tree protection and ecology requirements are fully detailed and approvals sought from the relevant authorities, prior to commencing any works on site. All subject to a measured building survey and accurate setting out by Builder.

This document must be read in conjunction with all other drawings, specifications, reports and supporting information. Contractor should not make any alterations to the specification without a specific written instruction from the Principal Designer. Any other alteration will not be recognised.

As a minimum, all work must be to the Building Inspectors approval as works progress, and the contractor should arrange site inspections and seek the Inspectors approval prior to covering over any works. Generally, all materials should conform to the latest editions of the appropriate British Standard issued by the British Standards Institute.

The contractor is to carry out everything necessary for the proper execution of the works, whether (or not) shown on the drawings or described in the specification, providing it may be reasonably inferred there from.

Good Practice - Where and to the extent that materials, products, and workmanship are not fully detailed or specified, they are to be of a standard appropriate to the works and suitable for the functions stated in or reasonably to be inferred from the project documents, and in accordance with good building practice.

The Principal Contractor should carry out all duties on site in accordance with the requirements of the CDM Regulations 2015 and all current updates, and in line with the Pre-Commencement H&S File.

The Building Safety Act introduces duties on individuals and organisations that commission, design, construct or refurbish buildings to ensure that they comply with Building Regulations. Dutyholders under the Building Safety Act are responsible for ensuring that completed buildings are safe to occupy. All dutyholders must demonstrate the appropriate skills, knowledge, experience and behaviours, and organisations must demonstrate organisational capability. Dutyholders are required to work together to plan, manage, coordinate and monitor the design, construction and any refurbishment work.

Principal Client - Commissions the building work
Principal Designer - Controls the design work
Principal Contractor - Controls the construction and refurbishment work
Contractor - Carries out construction and refurbishment work.

Duty holders must:
Ensure competence: Possess the necessary skills, knowledge, experience, and behaviour.
Plan, manage, and monitor: Oversee work to ensure it complies with Building Regulations.

Cooperate: Work together and share information with other duty holders.
Maintain the Golden Thread: Ensure that information about a building's design and safety is kept updated, and accessible to all relevant parties.



C	PLANNING APPLICATION	SM	31.03.2026
REV.	DESCRIPTION:	BY:	DATE:

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CLIENT:
BCP Council
Facilities Management Customer & Property
Unit 4 Dalling Road, Branksome, Poole, BH12 1DJ

PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM	CHECKED:	DATE: 28.10.2025	REVISION:
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DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

SCALE: As Shown (@A1)	SHEET SIZE: A1	SHEET NO:
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PROJECT NO: MDS1365	STATUS: DRAFT
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DRAWING NO: MDS1715/205	REVISION: C
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PROPOSED FIRST FLOOR PLAN
Scale 1:50