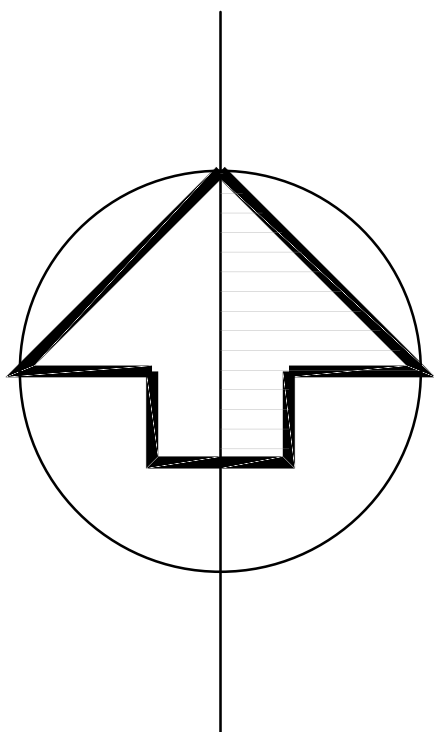




	SITE BOUNDARY
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING TREE TO BE RETAINED
	2 X 2M VISIBILITY SPLAY
	OUTLINE OF PREVIOUS APPLICATION
	PART R CONNECTION POINT
	INDICATIVE PLANTING

SITE AREA: 0.09 HECTARES / 0.22 ACRES
2 X 3 BEDROOM CHALET BUNGALOWS
2 X PARKING SPACES PER UNIT (6 TOTAL)
3 X CYCLE SPACES PER UNIT IN STORES
TOTAL PROPOSED GIA ON SITE @ 213.6 SQM

E	TREES UPDATED	26.06.26	GR
D	BOUNDARY LINE AMENDED	07.05.26	JA
C	PARKING & BOUNDARY AMENDED	05.05.26	JA
B	HEDGING AMENDED	30.04.26	JA
A	REVISED FLOOR PLANS SHOWN ON SITE	30.04.26	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

scale	AS SHOWN @ A1				checked			
date	APRIL 2026				drawn JA			
9970 / 100	A	B	C	D	E			

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arc
ARCHITECTURE

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following

GENERAL NOTES

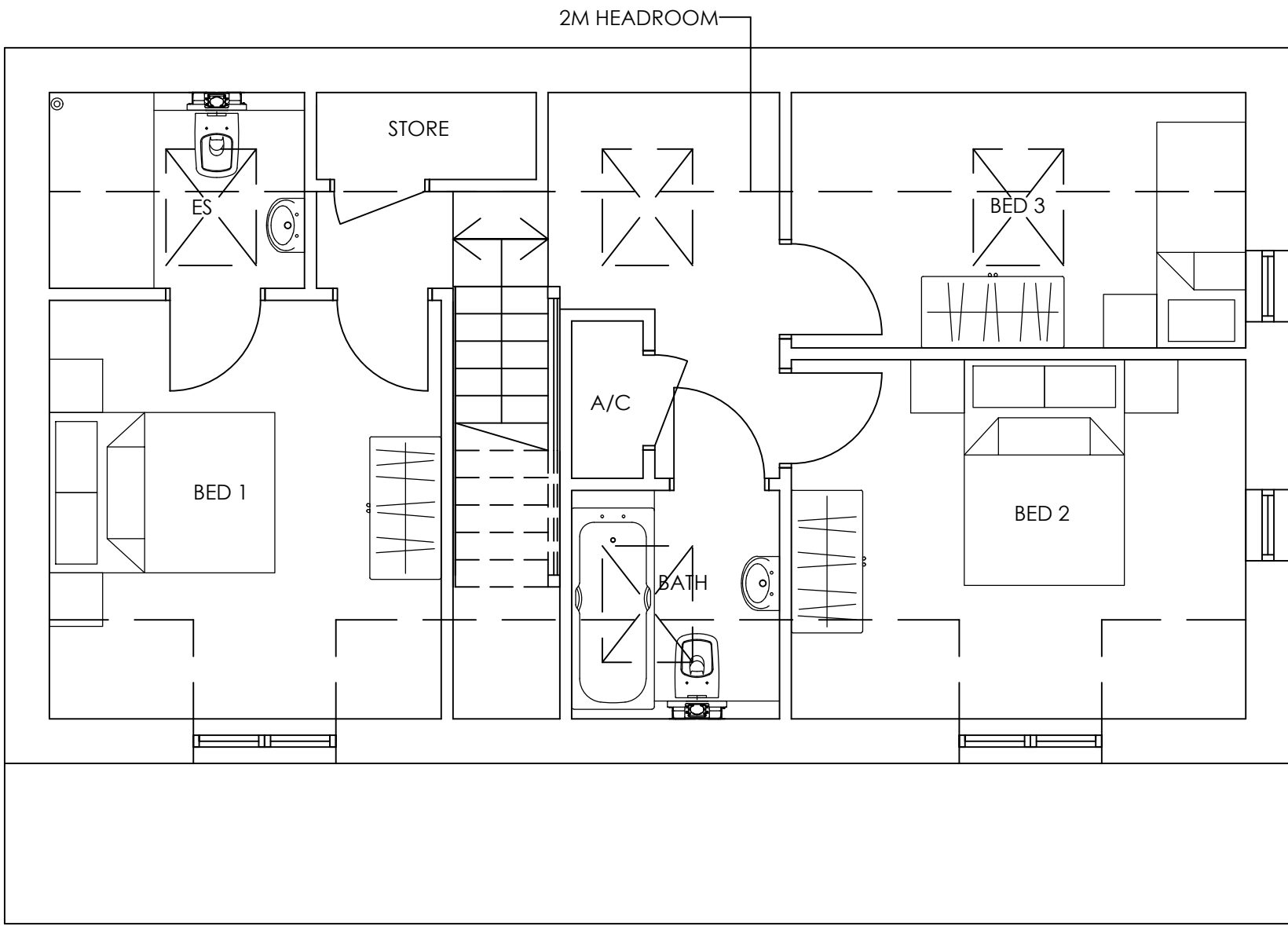
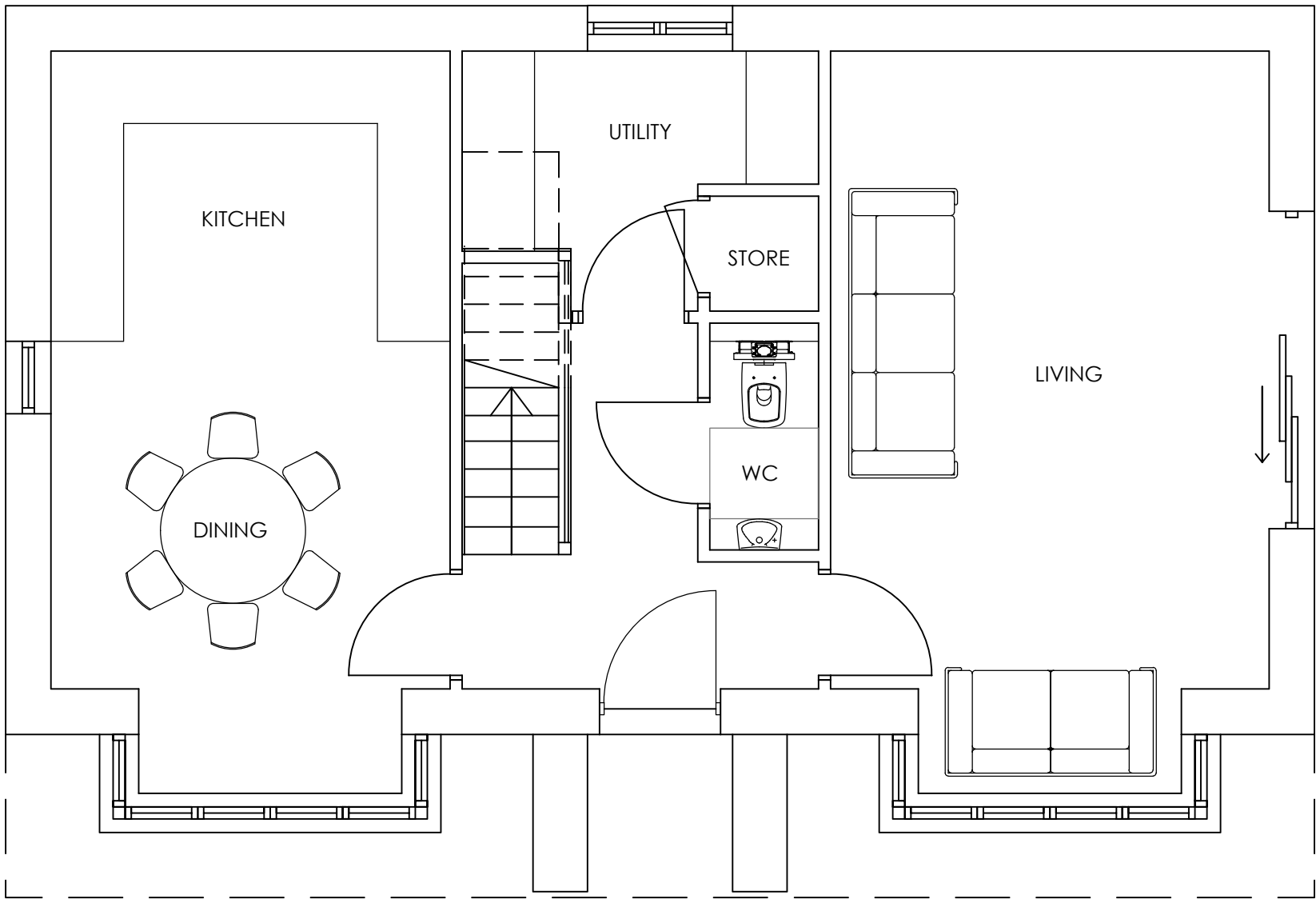
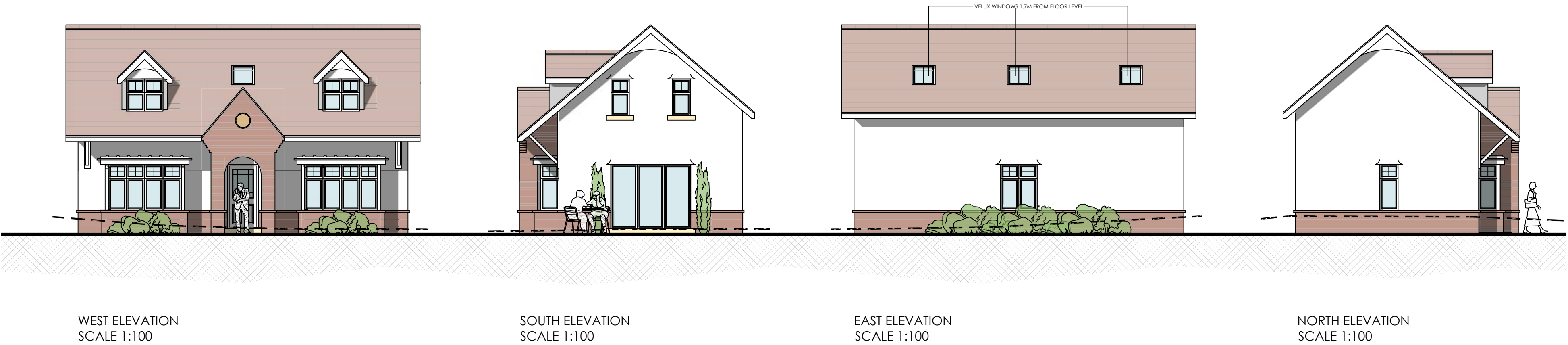
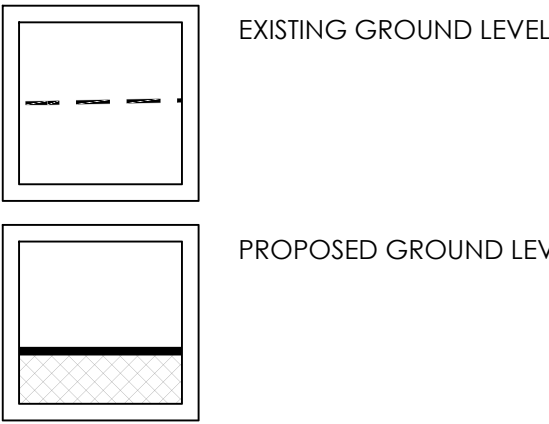
- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public, working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor carrying out the next phase of works on this site.

INFORMATION	CONSTRUCTION RISKS		UNKNOWN UNDERGROUND SERVICES	MAINTENANCE RISKS	CLEANING WINDOWS	IN - USE RISKS	DEMOLITION RISKS	
CDM - PRE-CONSTRUCTION INFO FROM CLIENT CDM Information requested from client: 1) Topographical Survey Outstanding CDM information remains as residual risk, please request ARC appendix C for full list requested. DESIGN INFORMATION Further design info to be provided at subsequent stages of design / building regulations process	• PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY 1) Topographical Survey • WORKING AT HEIGHT • CONSTRUCTION ACCESS • PROXIMITY TO HIGHWAYS / FOOTPATHS • LARGE / HEAVY GLAZING UNITS • MANUAL HANDLING • USE OF MACHINERY • DUST POLLUTION • LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS	* STORAGE OF MATERIALS * STRUCTURAL STABILITY OF INCOMPLETE WORKS * BURNS - HEAT AND CHEMICAL CLOSE PROXIMITY TO TREES Any required remedial work to trees for example - low hanging branches or rotten and unstable branches, to be evaluated and undertaken prior to construction commencing ** MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES PLACEMENT OF SUDS When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan	ARBORICULTURAL METHOD STATEMENT There is an approved arboricultural method statement for this project that must be followed FLAT ROOF ACCESS Roof access for construction to be undertaken by specialist using specialist equipment, e.g. scaffolding, appropriately designed and installed man safe system by specialist designer.	CHANGING LIGHT BULBS No lighting or electrical fixtures or fittings to be positioned above or close to double height space. or lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light fitting.	Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems. Sliding glazing to balcony's can be cleaned from balcony CLEANING GUTTERS Gutters to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems where possible. Parapets and valleys to be accessed when required via scaffolding - to be assembled by a specialist.	GAS PRESENCE Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate. END USER GUIDANCE FOR FUTURE WORKS End user manual to ensure an awareness of any construction that must not be breached i.e. fire line to metal or timber frame buildings, in the event of future building works.	• UNKNOWN OR UNIDENTIFIED SERVICES • MANUAL HANDLING • USE OF MACHINERY • DUST POLLUTION • LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS • TREE REMOVAL Tree removal/trimming works to undertake prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.	REFURBISHMENT AND DEMOLITION SURVEY Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.

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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).

LEGEND



MATERIALS SCHEDULE:

- EXTERNAL WALLS:- . SAND & CEMENT RENDER PAINTED WHITE
. RED BRICK
WINDOWS & DOORS:- . WHITE CASEMENT
ROOF:- . CLAY EFFECT TILES

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 be agreed with specialist. (Fining system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

3 BEDROOM CHALET BUNGALOW @ 106.8 SQM / 1149 SQFT

F	NOTE ADDED	21.07.26	JA
E	WINDOWS ADDED	17.07.26	JA
D	REAR VELUX WINDOWS SHOWN 1700 MM FROM FLOOR LEVEL	16.07.26	JA
C	NOTE ADDED	08.07.26	JA
B	CLIENTS COMMENTS	07.05.26	JA
A	CLIENTS COMMENTS	30.04.26	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

UNIT 1:
PROPOSED FLOOR PLANS & ELEVATIONS

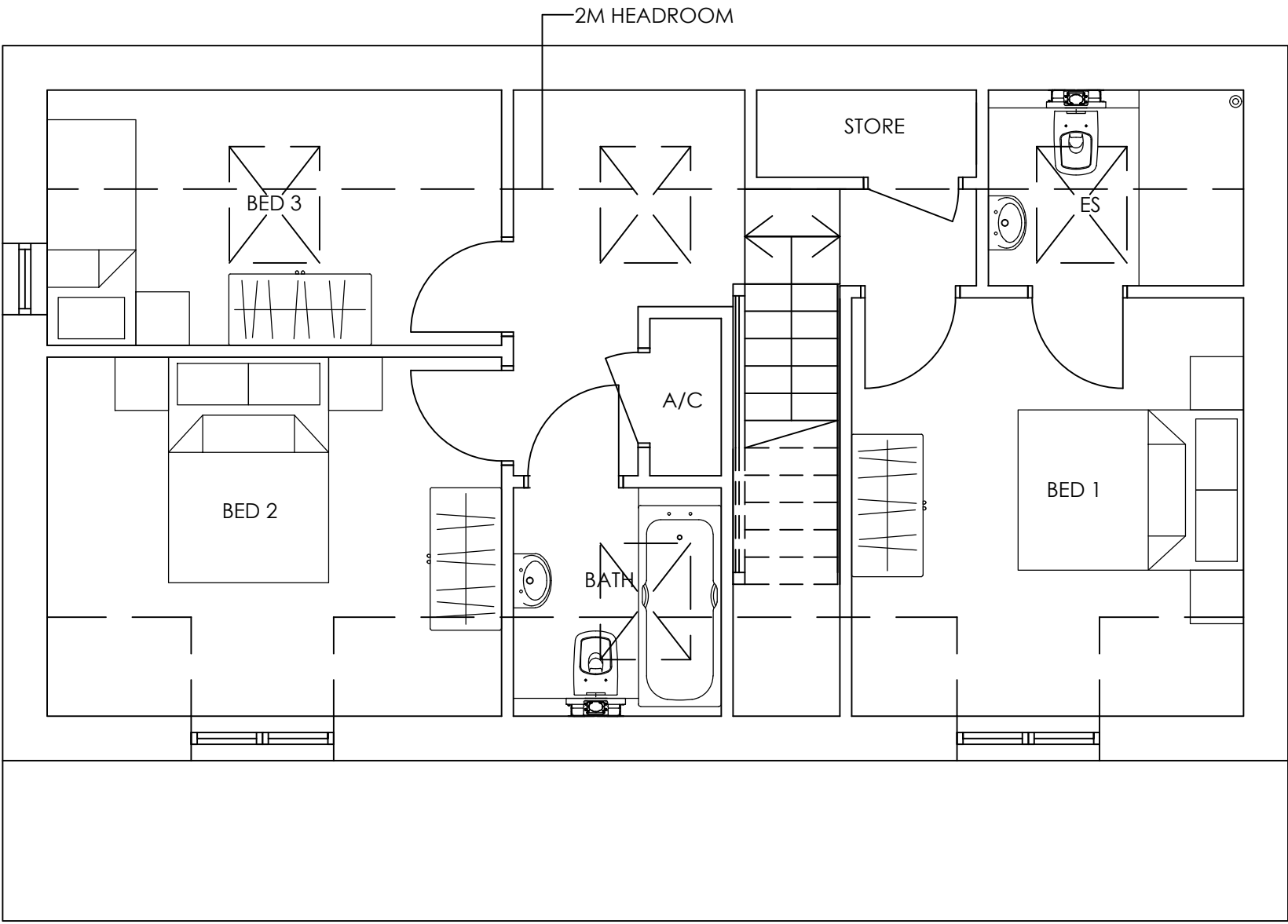
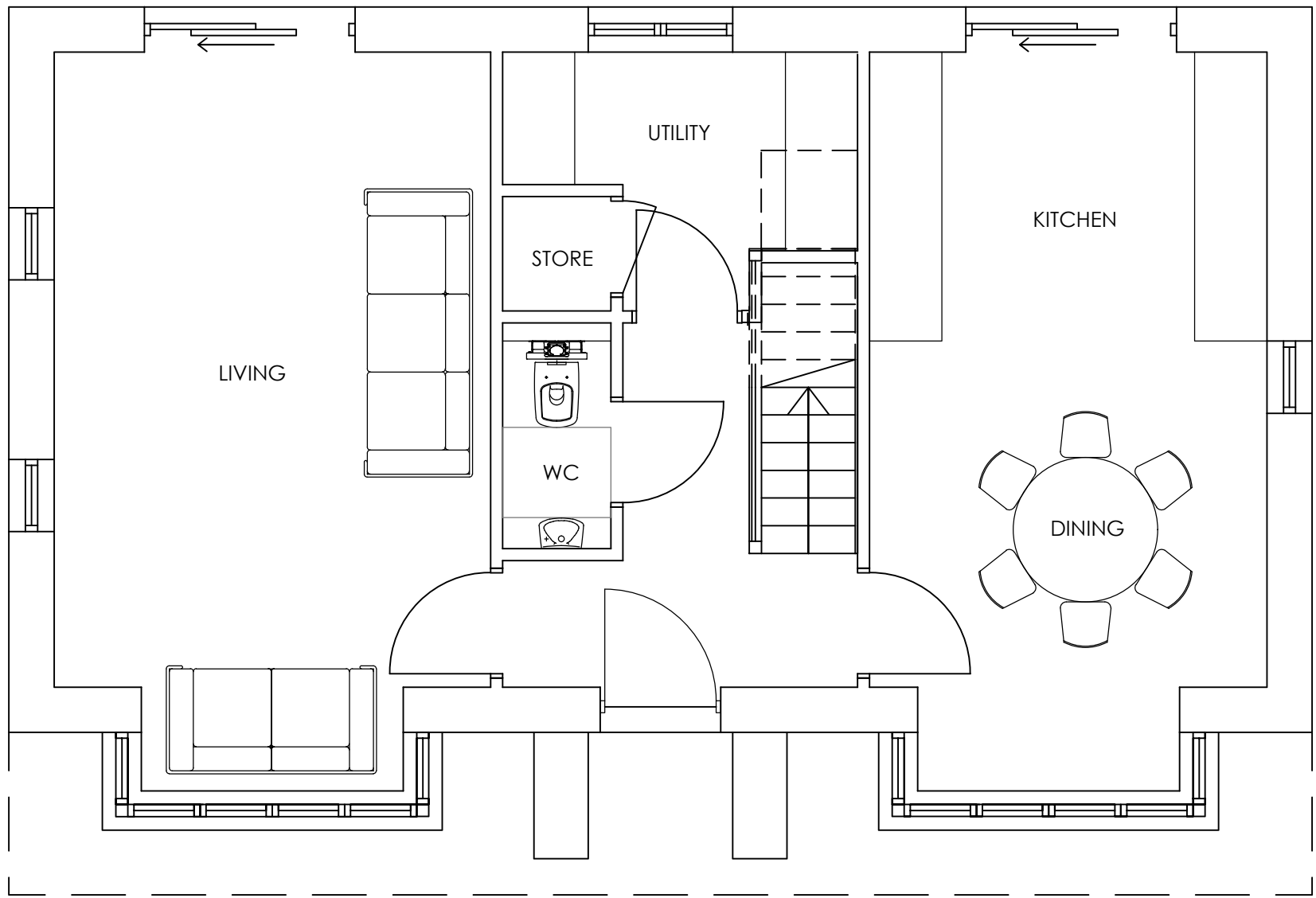
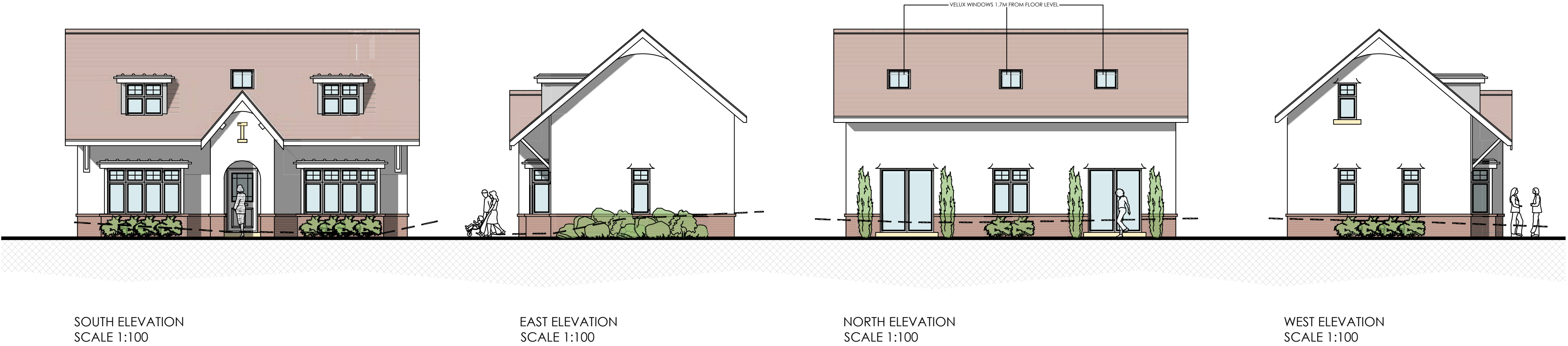
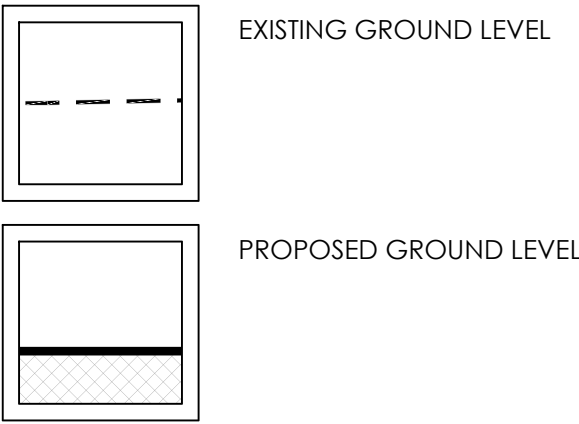
scale	AS SHOWN @ A1	checked
date	APRIL 2026	drawn JA
9970 / 101		A B C D E F

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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.11).

LEGEND



MATERIALS SCHEDULE:	
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<u>WINDOWS & DOORS:-</u>	. WHITE CASEMENT
<u>ROOF:-</u>	. CLAY EFFECT TILES
<i>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 agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)</i>	
3 BEDROOM CHALET BUNGALOW @ 106.8 SQM / 1149 SQFT	

F	NOTE ADDED	21.07.26	JA
E	WINDOWS REVISED	17.07.26	JA
D	REAR VELUX WINDOWS SHOWN 1700 MM FROM FLOOR LEVEL	16.07.26	JA
C	NOTE ADDED	08.07.26	JA
B	CLIENTS COMMENTS	07.05.26	JA
A	CLIENTS COMMENTS	30.04.26	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

UNIT 2:
PROPOSED FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked
date	APRIL 2026	drawn JA
9970 / 102		A B C D E F

ARC Architecture Ltd.

10m @ 1:100

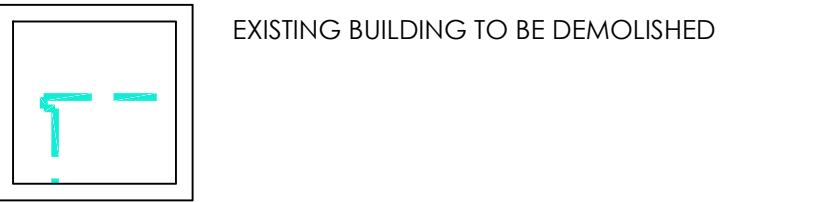


NOTES-PLANNING

rev-30-07-24

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LEGEND



PROPOSED DEVELOPMENT

48 HILLBOURNE ROAD

PROPOSED DEVELOPMENT

46 HILLBOURNE ROAD

D	MINOR AMENDMENT	07.05.26	JA
C	REVISED ELEVATIONS SHOWN	07.05.26	JA
B	HEDGING AMENDED	30.04.26	JA
A	REVISED ELEVATIONS SHOWN	30.04.26	JA
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

INDICATIVE STREET SCENE

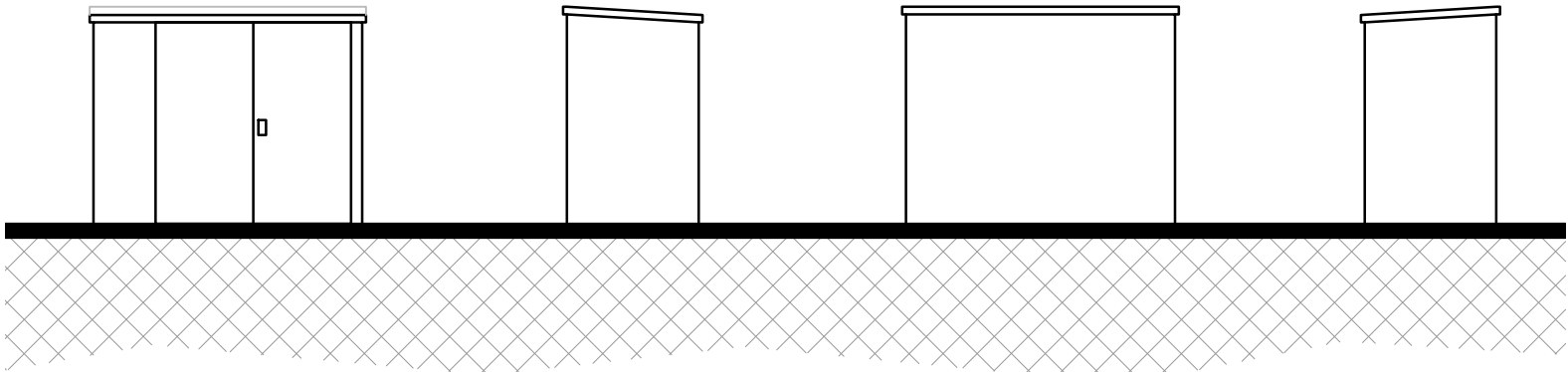
scale	AS SHOWN @ A1	checked
date	APRIL 2026	drawn JA
9970 / 103		A B C D

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10m @ 1:100

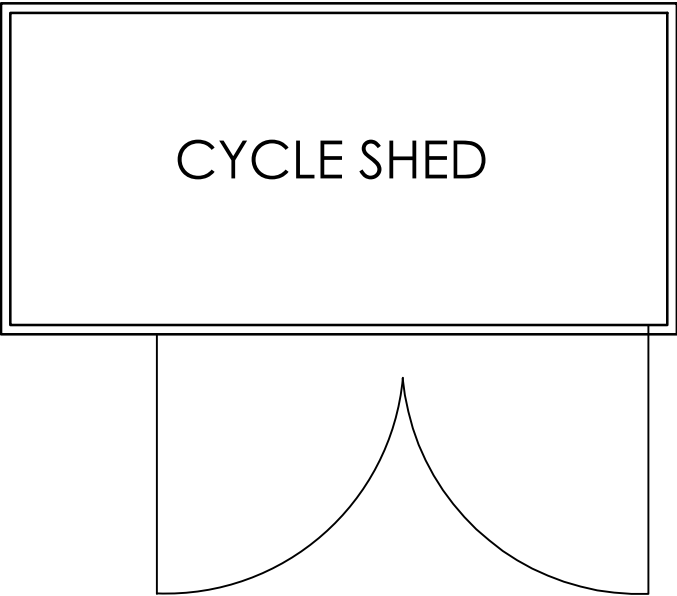


FRONT ELEVATION
SCALE 1:50

SIDE ELEVATION
SCALE 1:50

REAR ELEVATION
SCALE 1:50

SIDE ELEVATION
SCALE 1:50



FLOOR PLAN
SCALE 1:20

NOTES-PLANNING

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No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
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CYCLE STORAGE

scale	AS SHOWN @ A3	checked
date	APRIL 2026	drawn JA
9970 / 106		

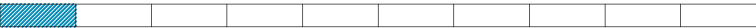
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E-mail: enquiries@arcarchitecture.uk
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10m @ 1:100



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- B. Drainage plan amended. 26.06.26 WD
- A. Drainage plan amended. 22.06.26 WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

DRAINAGE PLAN

scale	1:250 @ A3	checked
date	APRIL 2026	drawn JA
9970 / 107		A. B.

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E-mail: enquiries@arcarchitecture.uk
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TYPICAL MAINTENANCE PLAN	
MAINTENANCE	WHEN TO BE CARRIED OUT
- INSPECTION OF INLETS & OUTLETS - REMOVAL OF LITTER - GRASS CUTTING	MONTHLY
- REMOVAL OF SILT AROUND COMPONENTS - REMOVAL OF VEGETATION AROUND COMPONENTS - SUCTION SWEEPING OF PERMEABLE - PAVING	ANNUALLY