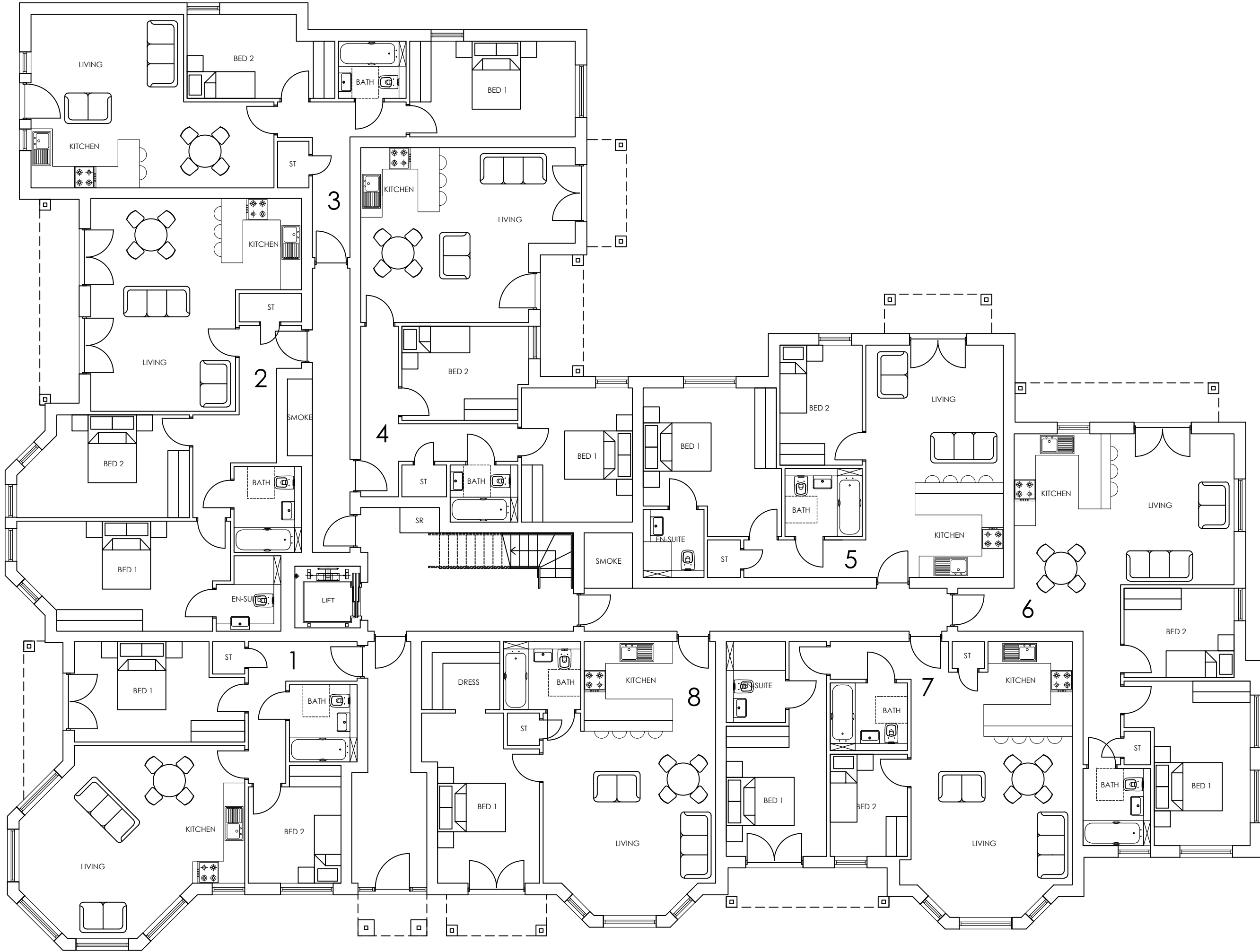
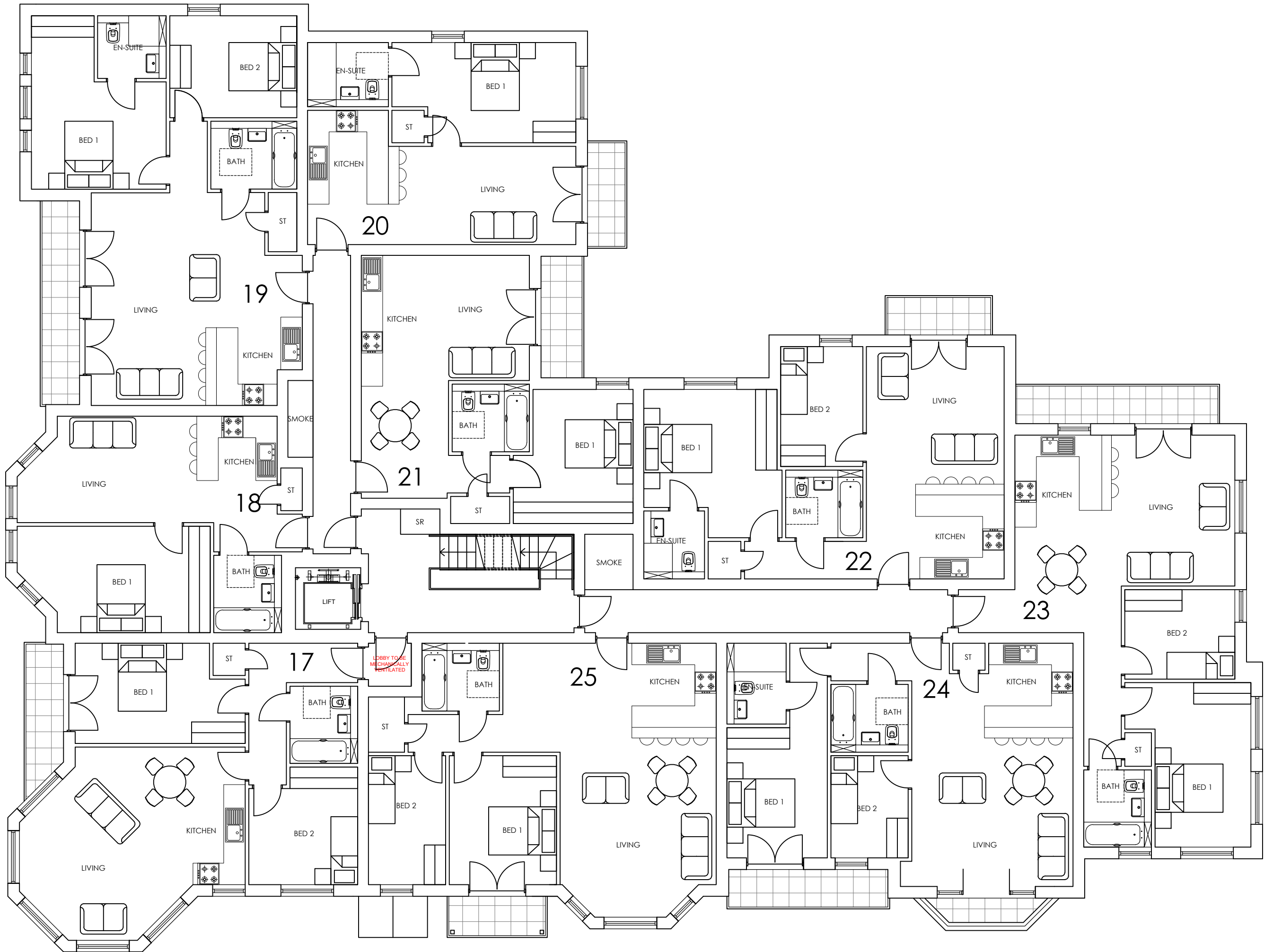


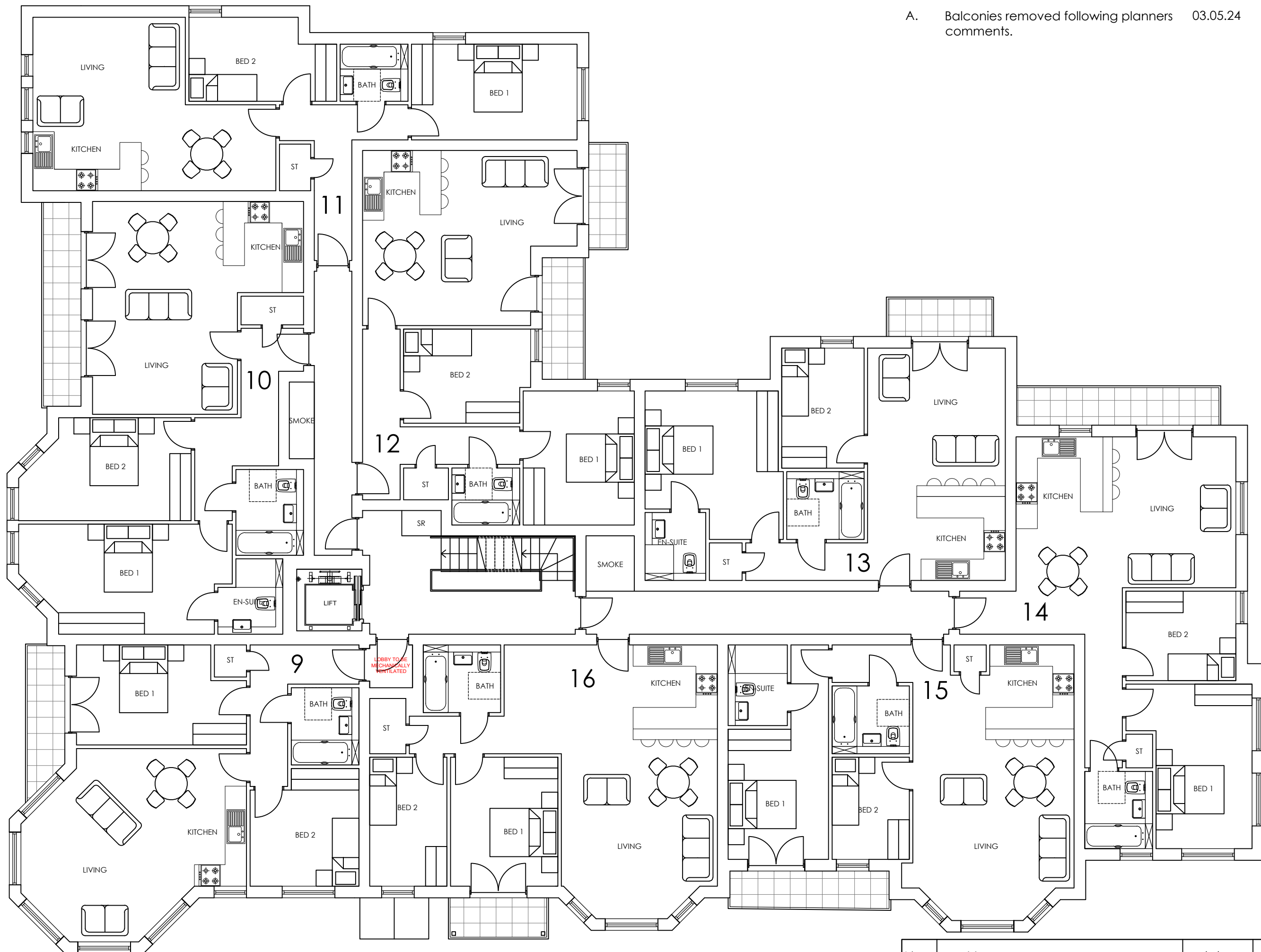


GROUND FLOOR PLAN:
SCALE: 1:100



2ND FLOOR PLAN:
SCALE: 1:100

SCHEDULE OF ACCOMMODATION											
UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT
1	2	61.1	657	14	2	63.2	680	26	2	62.6	673
2	2	78.1	840	15	2	64.5	694	27	2	73.9	795
3	2	61.0	656	16	2	66.0	710	28	2	79.3	853
4	2	61.8	665	17	2	62.6	673	29	2	66.5	715
5	2	60.8	654	18	1	43.3	466	30	2	64.9	698
6	2	63.2	680	19	2	70.7	761	31	2	71.4	768
7	2	64.5	694	20	1	42.3	455	32	2	66.9	720
8	1	56.6	609	21	1	44.3	476	33	2	61.0	656
9	2	62.6	673	22	2	60.8	654	34	1	49.0	527
10	2	78.1	840	23	2	63.2	680	35	1	49.8	536
11	2	61.0	656	24	2	61.9	666	36	1	45.5	489
12	2	61.8	665	25	2	66.0	710	37	1	48.7	524
13	2	60.8	654								



1ST FLOOR PLAN:
SCALE: 1:100

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. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before puffing work in hand or making any shop drawings.
5. 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.
6. All design to be independently checked by that fabricator for reg. compliance and sizing prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanon waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. A design and risk assessment should form 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.
9. 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 areas of control for planning purposes.
10. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
12. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 building regulations, BS 9997 for fire or EWS1 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.
13. 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's on buildings outside of the EWS1 standard criteria.
14. Part 8 & 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 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 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) 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)

LEGEND

A. Balconies removed following planners 03.05.24 WD comments.

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
8 DURLEY ROAD,
1 & 1A HAHNEMANN ROAD,
BOURNEMOUTH,
DORSET,
BH2 5JL

FLOOR PLANS 1 OF 2

scale	AS SHOWN @ A1	checked
date	NOVEMBER 2023	drawn WD

9215/201

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