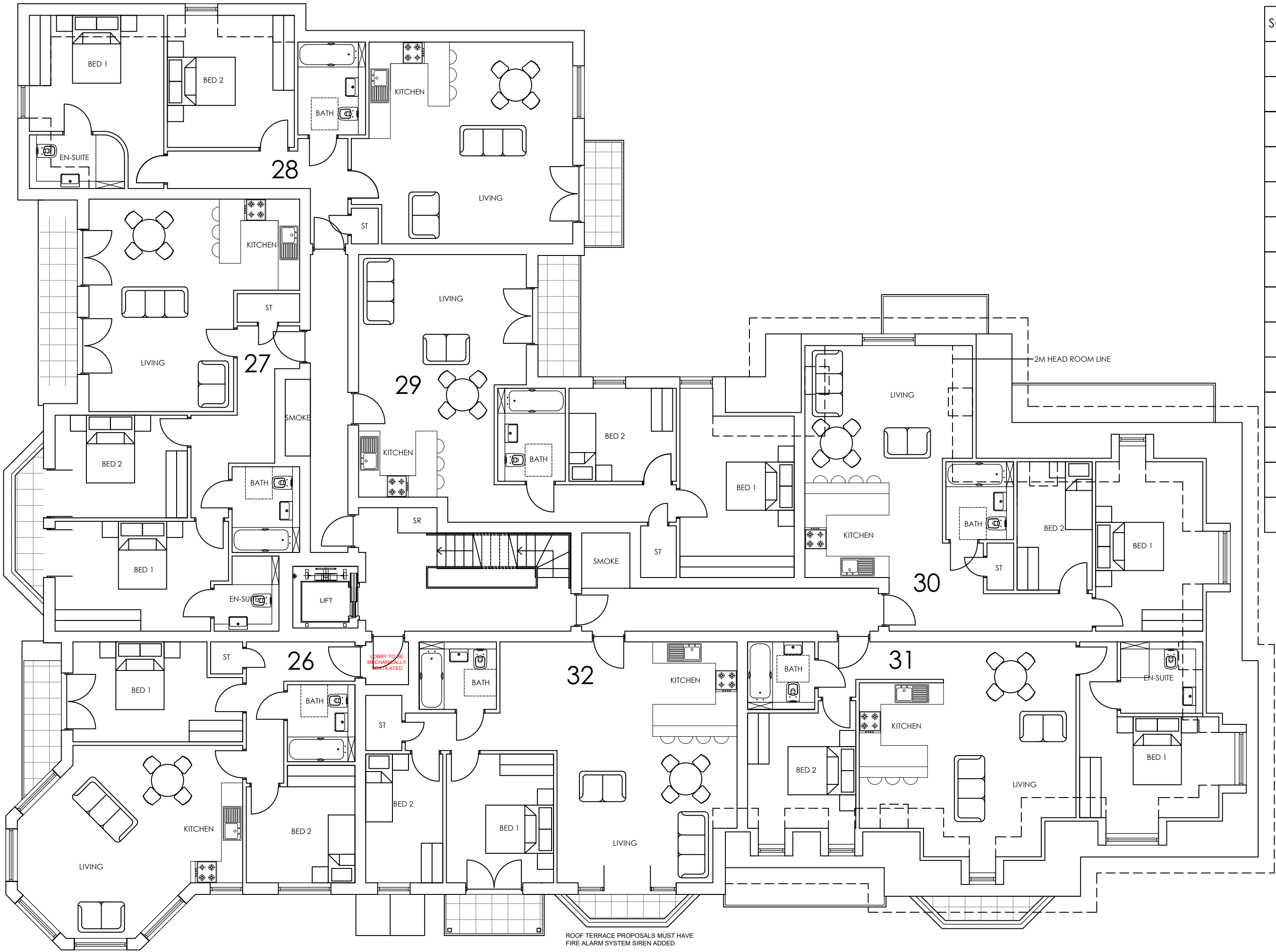
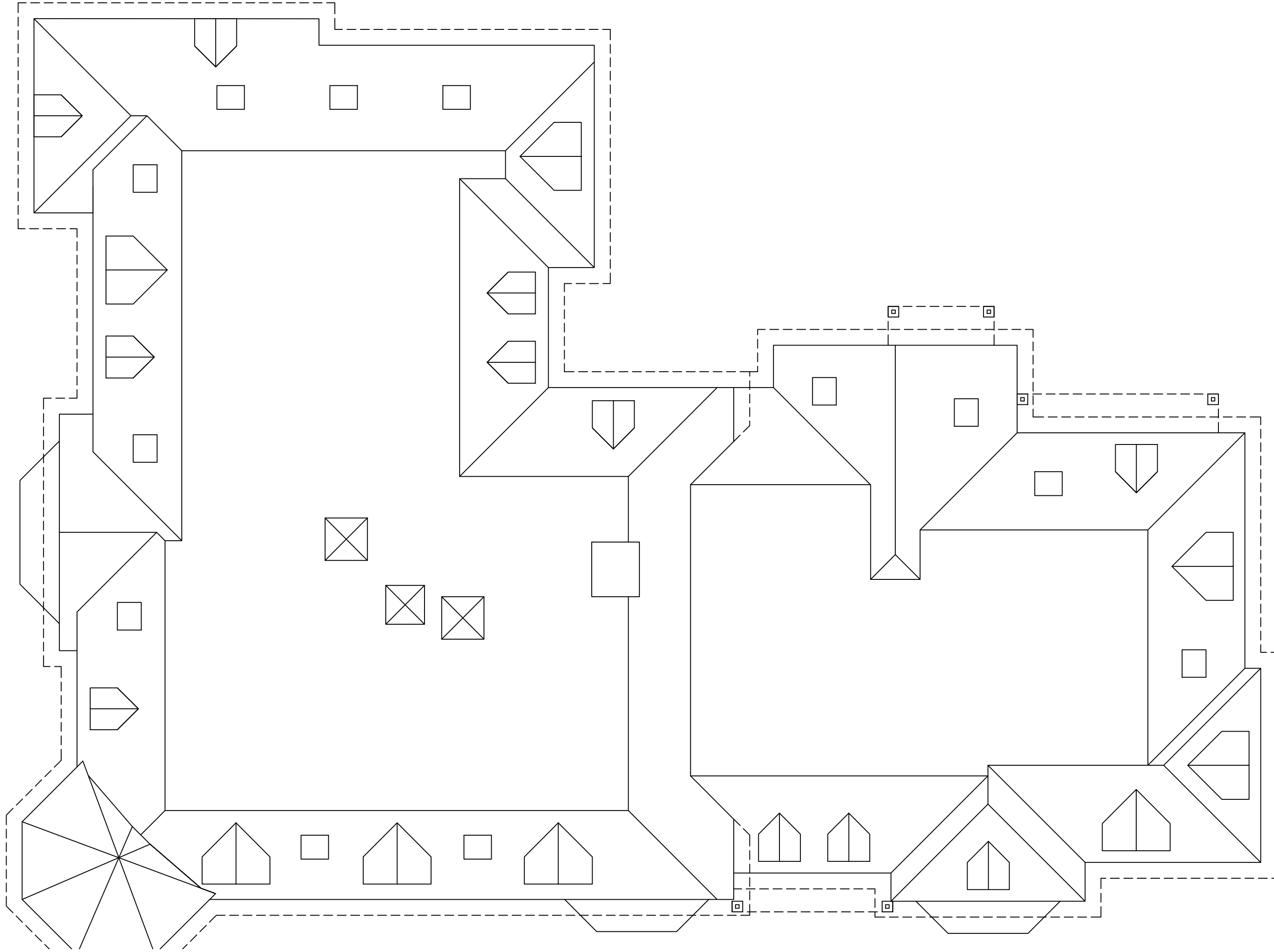
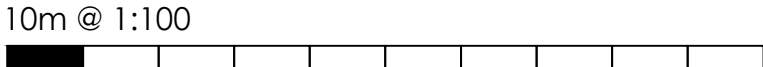




3RD FLOOR PLAN:  
SCALE: 1:100

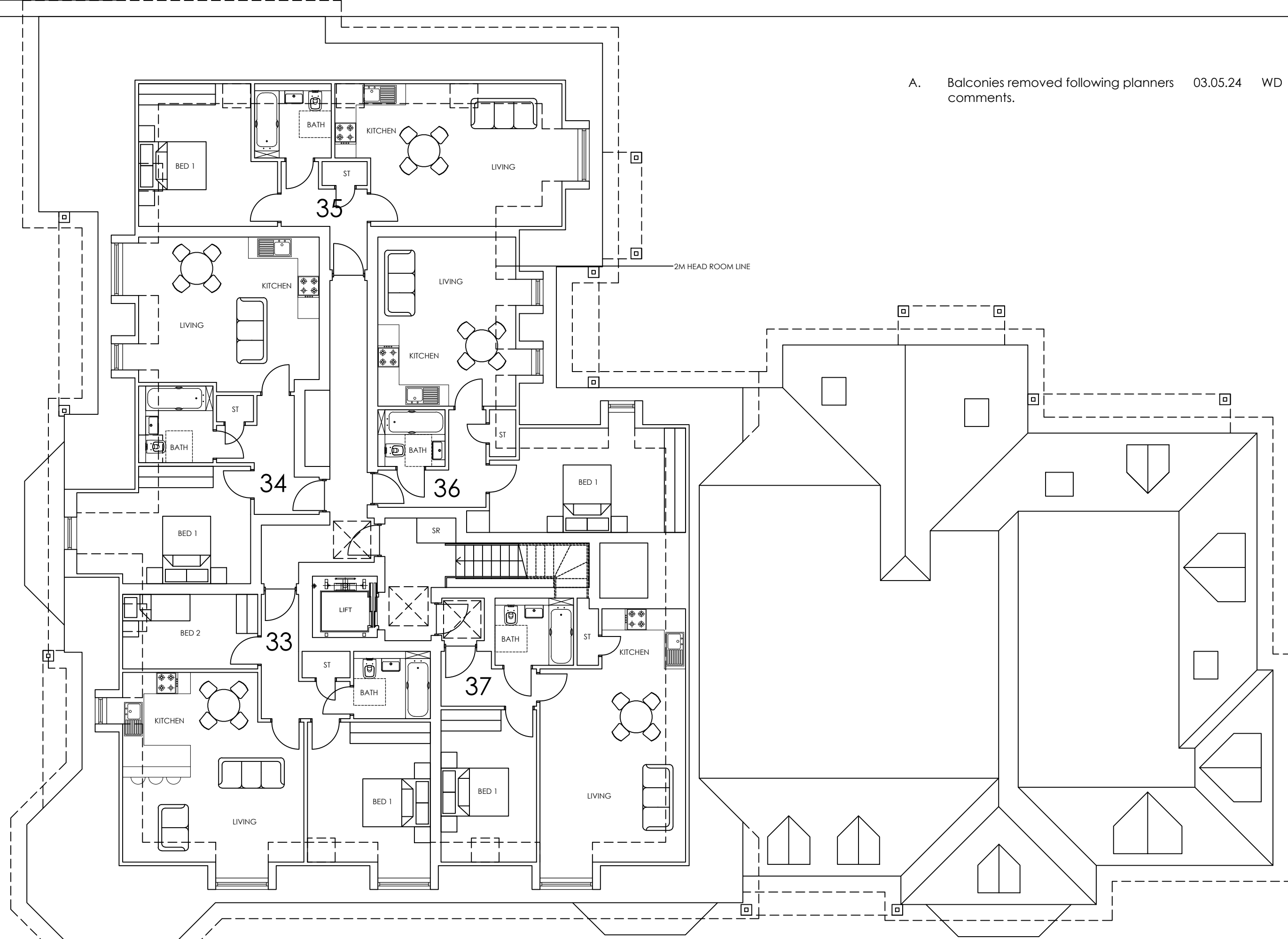


ROOF PLAN:  
SCALE: 1:100



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  |          |      |      |      |          |      |      |      |



UPPER FLOOR PLAN:  
SCALE: 1:100

NOTES-PLANNING

rev-08-10-21

- 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.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before puffing work in hand or making any shop 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.
- Star design to be independently checked by star fabricator for reg. compliance and sizing prior to construction/ ordering. Dimensions to be checked before fabrication.
- Macleanen 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.
- 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.
- 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.
- We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be at A1 fire rated.
- WE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 9997 for fire or EN1363 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 us in writing immediately.
- EW51: 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 EW51's on buildings outside of the EW01 standard criteria.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor of the earliest possible part in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation 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) glass 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.

PROPOSED DEVELOPMENT,  
8 DURLEY ROAD,  
1 & 1A HAHNEMANN ROAD,  
BOURNEMOUTH,  
DORSET,  
BH2 5JL

FLOOR PLANS 2 OF 2

|       |               |          |
|-------|---------------|----------|
| scale | AS SHOWN @ A1 | checked  |
| date  | NOVEMBER 2023 | drawn WD |
|       |               | A.       |

9215/202

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919  
E-mail: enquiries@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk

