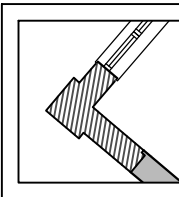
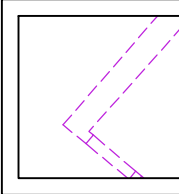


1. The contents of this drawing are copyright.
 2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
 3. Do not scale. Figured dimensions only to be used.
 4. Contractors must verify all dimensions and report any discrepancies before putting 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. Star design to be independently checked by star fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
 7. Macleannan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all 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 area of control for planning purposes.
 10. We do not take responsibility for meeting minimum space as setout in Government technical housing standards - nationally described space standards document.
 11. All Cladding & building attachments externally to be all A1 fire rated.
- NOTE:** We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety of building regulations, BS 9999 for fire or CDM and drawings. It is no way from a fire strategy report. All design details relating to fire safety are shown for indicative purposes only and should be used 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.
- EW31:** 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 EW31's on buildings outside of the EW31 standard criteria.
- 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/inputs the following points may be required in some or all areas of the buildings: 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 habitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

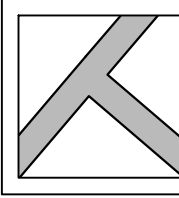
LEGEND



EXISTING WALLS TO BE RETAINED



EXISTING WALLS TO BE REMOVED



PROPOSED WALLS

SCHEDULE OF ACCOMMODATION (FLATS)

UNIT NO.	BEDS	SQM	SQFT
1	2 (D)	71.0	764
2	2 (D)	71.0	764
3	2	99.5	1071
4	2	131.2	1412
5	2	92.8	998
6	2	87.3	939
7	2	91.3	982
8	2	91.0	979
9	2	91.4	983
10	2	96.8	1041

D.	Amendments following clients comments.	29.02.24	WD
C.	Amended following planners comments.	23.02.24	WD
B.	Amended following clients comments.	01.02.24	WD
A.	Amended following planners comments.	18.12.23	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
34 WEST OVERCLIFF DRIVE,
WESTBOURNE,
BOURNEMOUTH,
BH4 8AF

FLATS FLOOR PLANS

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD

9562 / 501

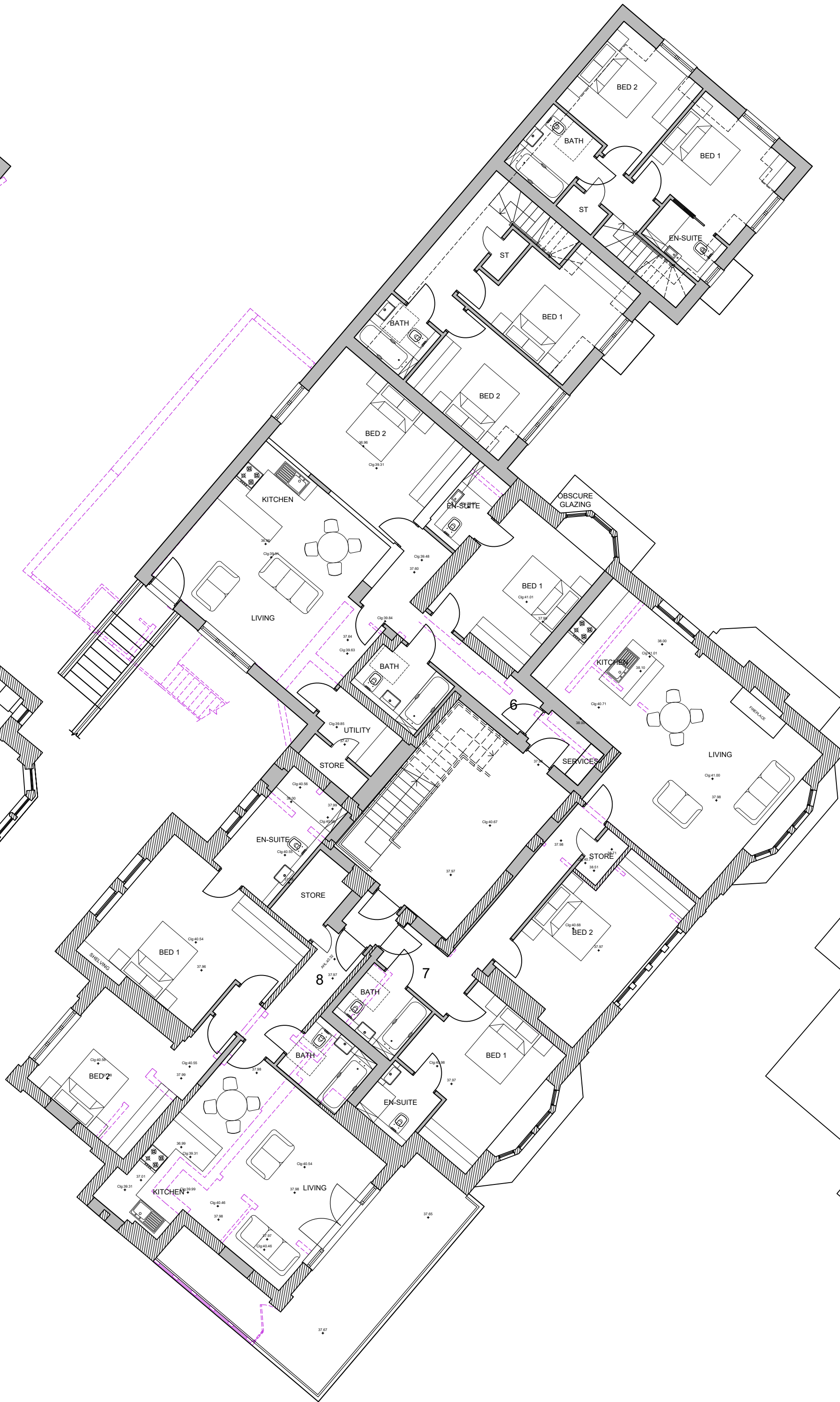
ARC Architecture Ltd.

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

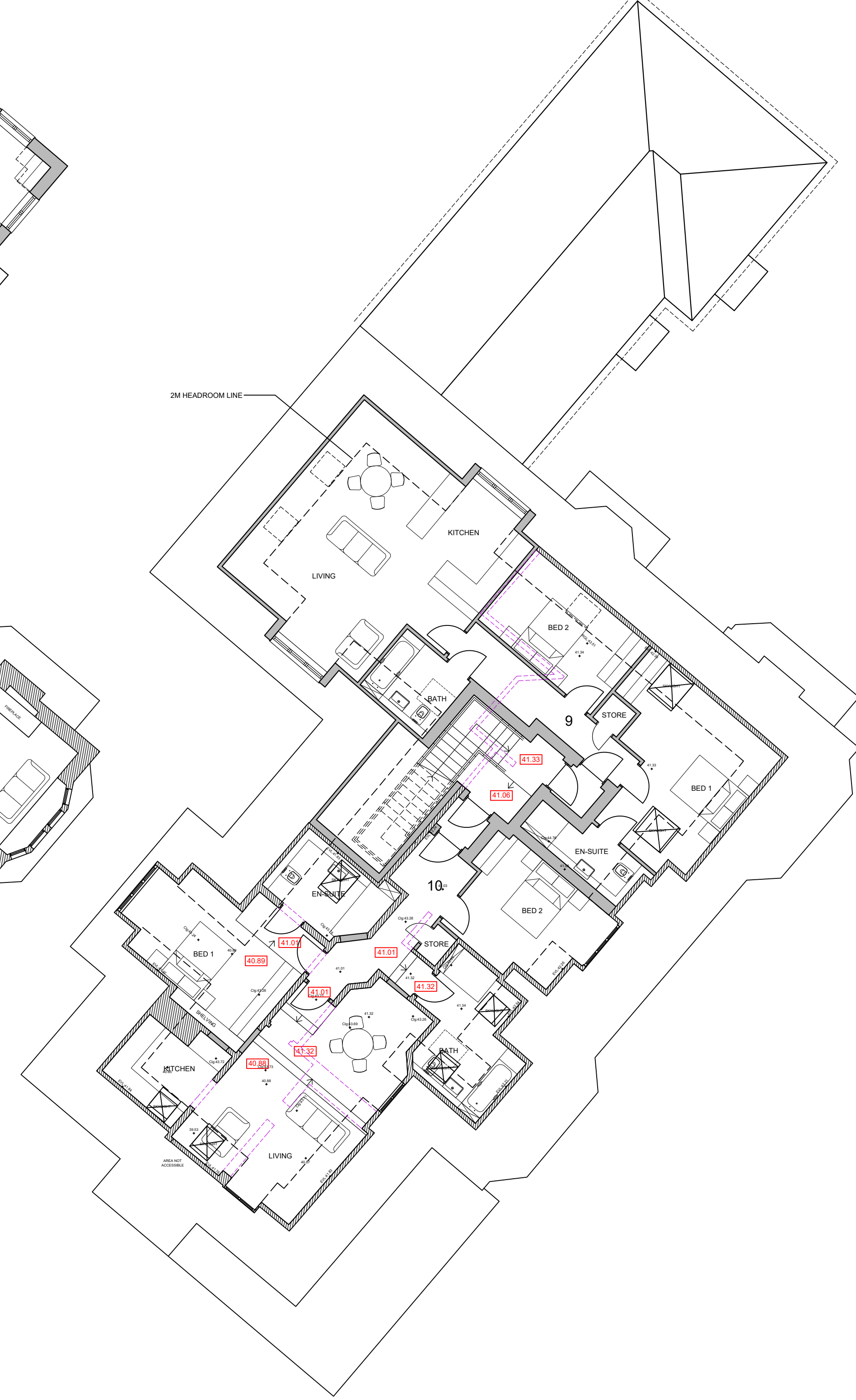
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GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

LOWER GROUND FLOOR PLAN
SCALE 1:100

10m @ 1:100