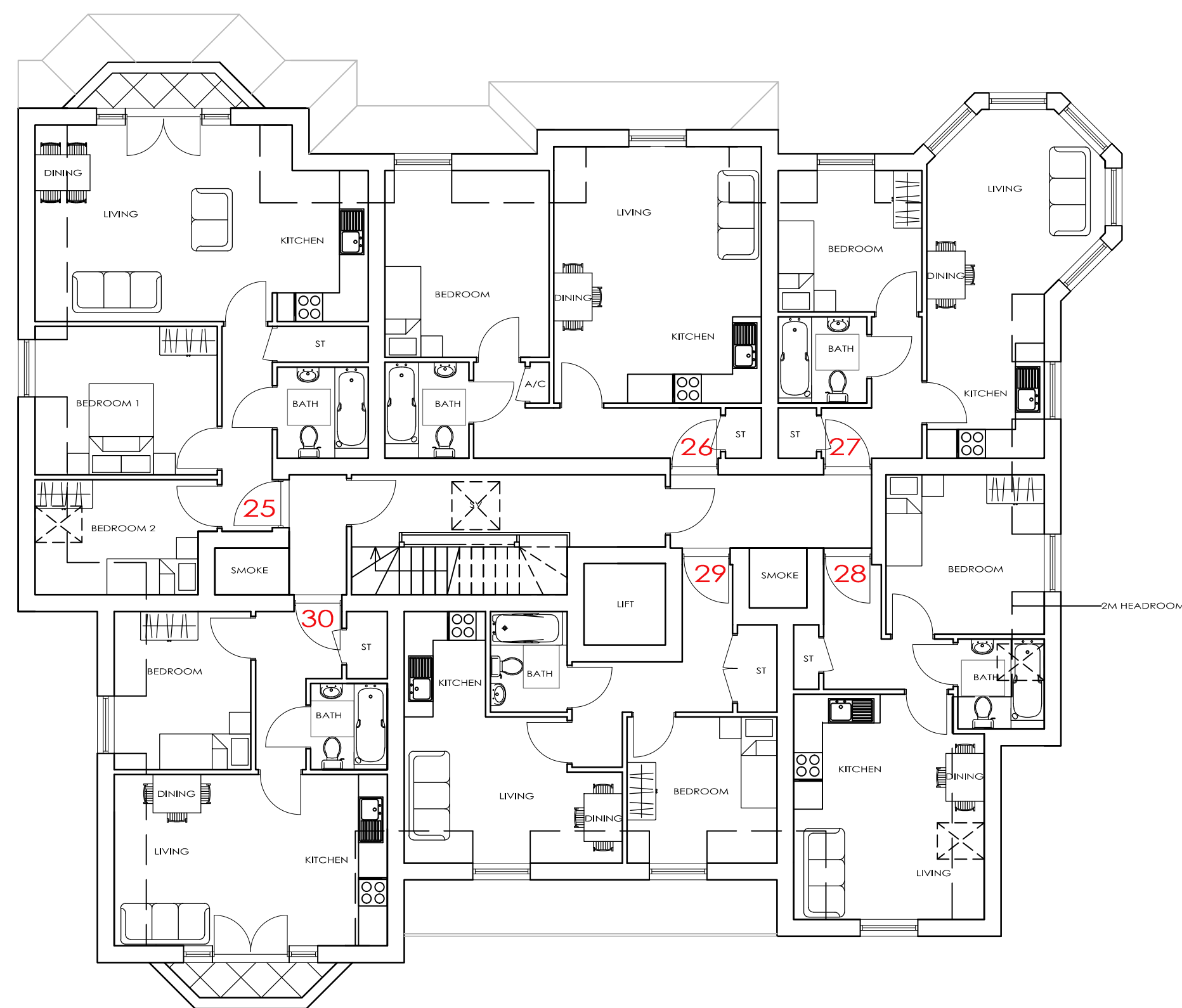
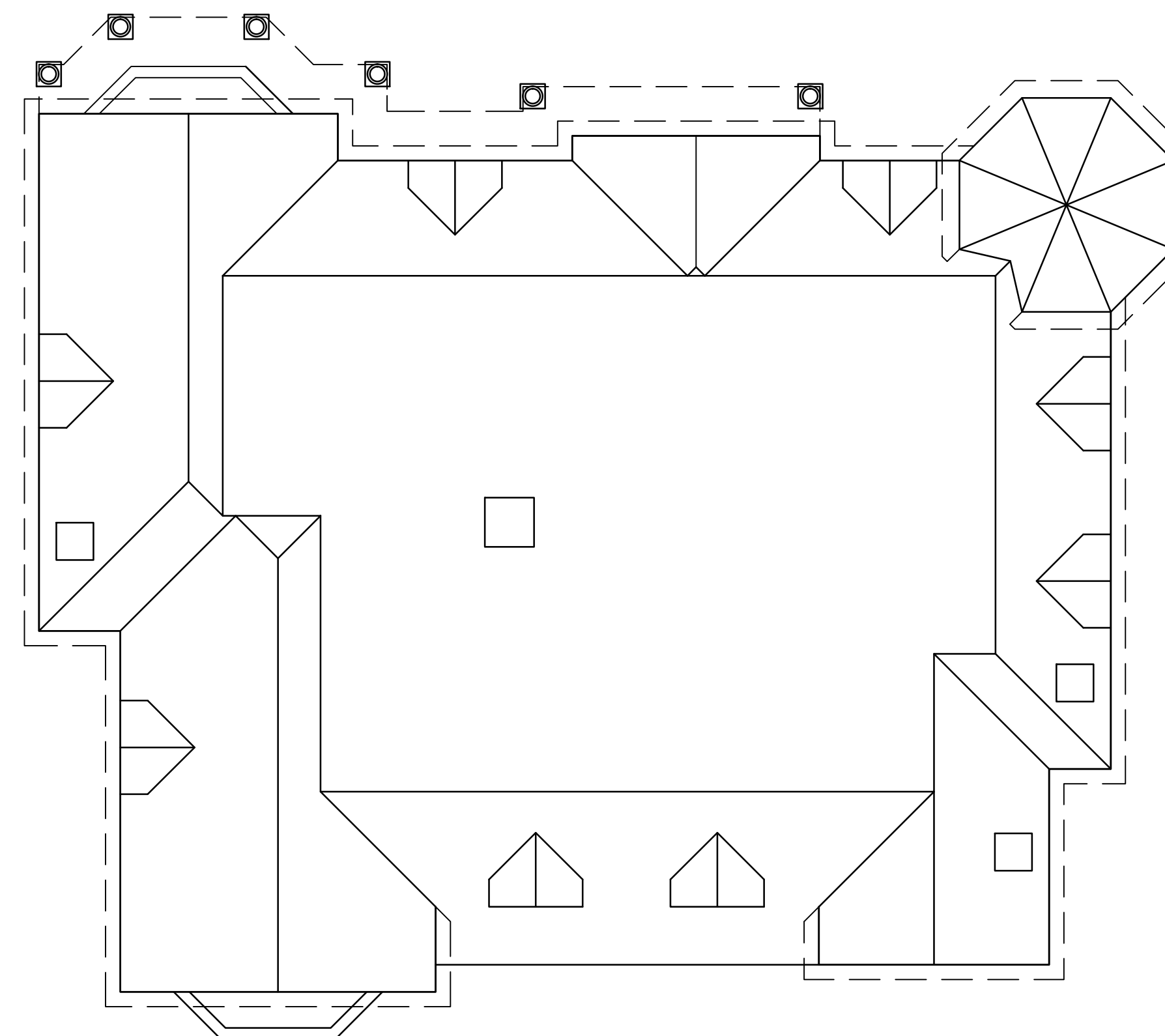


1. The contents of this drawing are copyright.
2. Do not scale. Figured dimensions only to be used.
3. Contractor must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
4. All fall roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
5. Please note a sprinkler system and mechanical smoke extraction may be required in all or some areas of the building inc. basement car parks - Qualified fire consultant to confirm as part of fire safety report - to be instructed by client or contractor to cover all aspects of fire safety / Part B
6. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
7. Stair design to be independently checked by stair fabricator for reg. compliance and sling, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Basement waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs - ARC carry no responsibility for basement designs in terms of waterproofing or structure in any way.
9. 'AS BUILT' drawings will only be issued upon request from the client/ contractor. All information within as built drawings is to be confirmed and provided by the client/ contractor. ARC Architecture do not perform regular site inspections to guarantee as built information to contractor or client must sign a letter from ARC to confirm compliance with our plans on site.
10. Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
11. At Building Regulation stage our instruction is to gain a certificate of building regulations compliance from the clients chosen inspector (LA or Private alternative)
12. To ensure compliance with EWS1 fire safety forms, an independent and an appropriately qualified and insured fire consultant / engineer should be appointed by the client to ensure the finished project can be mortgaged.
13. 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.
14. All planning stage planning drawings are to only be used for planning purposes.
15. All Cladding & building attachments to be all A1 fire rated.
16. 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 or ownership.
17. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.

**Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.**



UPPER FLOOR PLAN  
SCALE 1:100



ROOF PLAN  
SCALE 1:100

SCHEDULE OF ACCOMMODATION

- UNIT 1: 2 BED FLAT @ 61.7 SQM / 663 SQFT
- UNIT 2: 1 BED FLAT @ 39.9 SQM / 429 SQFT
- UNIT 3: 1 BED FLAT @ 39.2 SQM / 421 SQFT
- UNIT 4: 1 BED FLAT @ 43.4 SQM / 466 SQFT
- UNIT 5: 1 BED FLAT @ 43.9 SQM / 472 SQFT
- UNIT 6: 1 BED FLAT @ 42.6 SQM / 458 SQFT
- UNIT 7: 2 BED FLAT @ 61.7 SQM / 663 SQFT
- UNIT 8: 1 BED FLAT @ 49.2 SQM / 529 SQFT
- UNIT 9: 1 BED FLAT @ 39.2 SQM / 421 SQFT
- UNIT 10: 1 BED FLAT @ 39.1 SQM / 420 SQFT
- UNIT 11: 1 BED FLAT @ 39 SQM / 419 SQFT
- UNIT 12: 1 BED FLAT @ 42.6 SQM / 458 SQFT
- UNIT 13: 2 BED FLAT @ 61.7 SQM / 663 SQFT
- UNIT 14: 1 BED FLAT @ 49.2 SQM / 529 SQFT
- UNIT 15: 1 BED FLAT @ 39.2 SQM / 421 SQFT
- UNIT 16: 1 BED FLAT @ 39.1 SQM / 420 SQFT
- UNIT 17: 1 BED FLAT @ 39 SQM / 419 SQFT
- UNIT 18: 1 BED FLAT @ 42.6 SQM / 458 SQFT
- UNIT 19: 2 BED FLAT @ 61.7 SQM / 663 SQFT
- UNIT 20: 1 BED FLAT @ 49.2 SQM / 529 SQFT
- UNIT 21: 1 BED FLAT @ 39.2 SQM / 421 SQFT
- UNIT 22: 1 BED FLAT @ 39.1 SQM / 420 SQFT
- UNIT 23: 1 BED FLAT @ 39 SQM / 419 SQFT
- UNIT 24: 1 BED FLAT @ 42.6 SQM / 458 SQFT
- UNIT 25: 2 BED FLAT @ 61 SQM / 656 SQFT
- UNIT 26: 1 BED FLAT @ 49.2 SQM / 529 SQFT
- UNIT 27: 1 BED FLAT @ 39.2 SQM / 421 SQFT
- UNIT 28: 1 BED FLAT @ 39.1 SQM / 420 SQFT
- UNIT 29: 1 BED FLAT @ 39 SQM / 419 SQFT
- UNIT 30: 1 BED FLAT @ 39.7 SQM / 427 SQFT

A.	2 BED UNITS ADDED.	24.08.21	JA
No.	Revision.	date	by

PROPOSED DEVELOPMENT,  
BABBACOMBE LODGE,  
WESTHILL ROAD,  
BOURNEMOUTH,  
DORSET,  
BH2 5 PH.

PROPOSED FLOOR PLANS 3 OF 3

scale	AS SHOWN @ A1	checked	
date	AUGUST 2021	drawn	JA
9497 / 103		A	

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