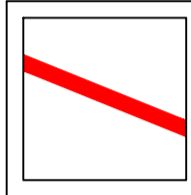
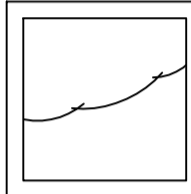
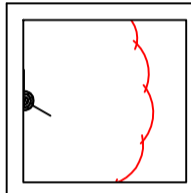
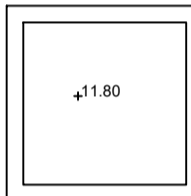
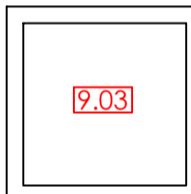
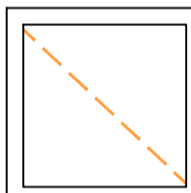


- The contents of this drawing are copyright.
- Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
- Do not scale. Figure dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before putting 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 regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Maintenance 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 area of control for planning purposes.
- We do not take responsibility for meeting minimum space as set out in Government technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be all A1 fire rated.
- We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part B building regulations, BS 9991 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.
- EWS1 on independent and on 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.

LEGEND

-  SITE BOUNDARY
-  EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE REMOVED
-  EXISTING LEVELS
-  PROPOSED LEVELS
-  EXISTING BUILDING TO BE DEMOLISHED

SITE AREA = 0.05 HECTARES / 0.14 ACRES
4 X PARKING SPACES (2 EACH)
8 X CYCLE SPACES (4 EACH)

SCHEDULE OF ACCOMMODATION
2 X 3 BEDROOM HOUSES @ 162.7SQM / 1751 SQFT

TOTAL PROPOSED GIA FOR CIL INC. CYCLE STORES = 340.4 SQM

A.	Site boundary revised	31-03-23	KU
No.	Revision.	date	by

PROPOSED DEVELOPMENT
1 CASTLEDENE CRESCENT
POOLE
BH14 8DB

SITE, BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked	//
date	DECEMBER 2022	drawn	KU
		A.	

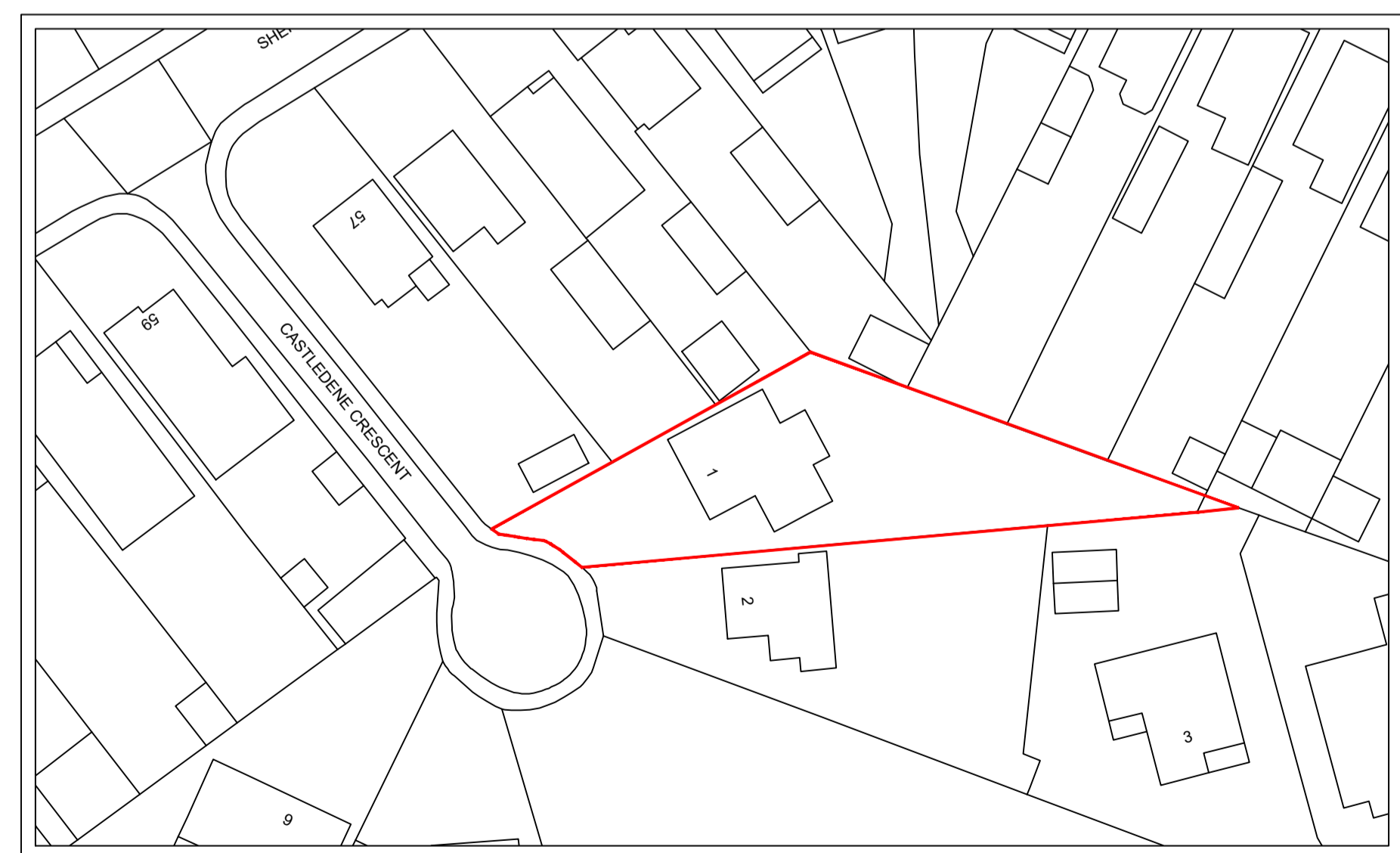
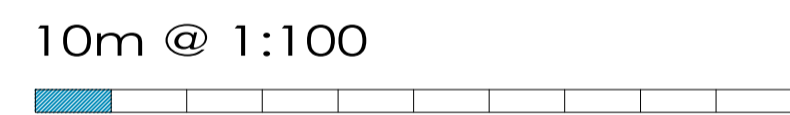
9660 / 100

ARC Architecture Ltd.

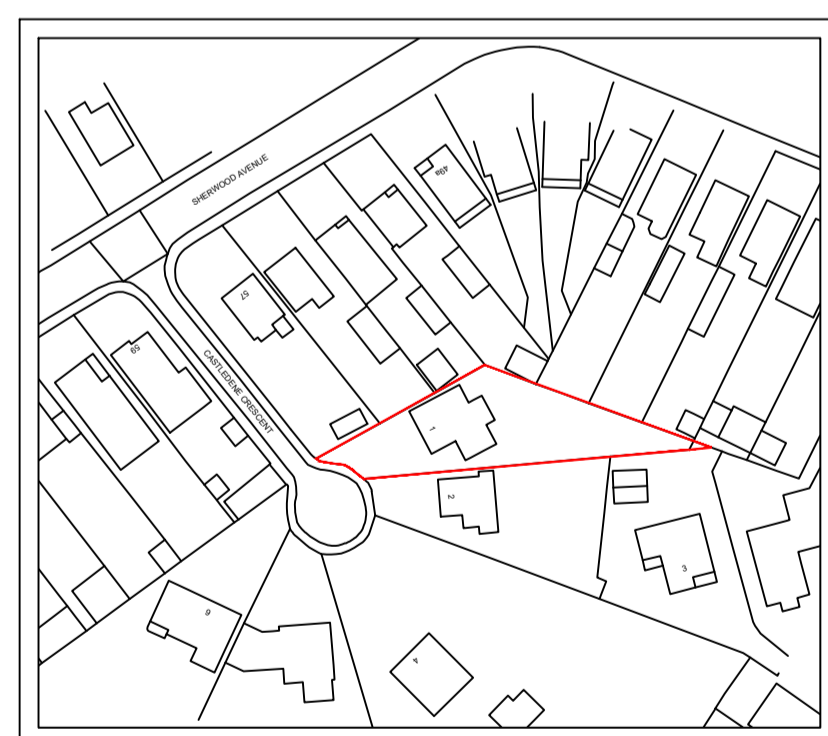
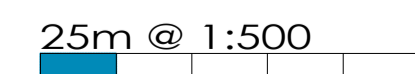
Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP
Tel: +44 (0) 1202 479919
E-mail: enquires@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



PROPOSED SITE PLAN
SCALE 1:100
BASED ON TOPOGRAPHICAL SURVEY INFORMATION



EXISTING BLOCK PLAN
SCALE 1:500
BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)



EXISTING LOCATION PLAN
SCALE 1:1250
BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)

