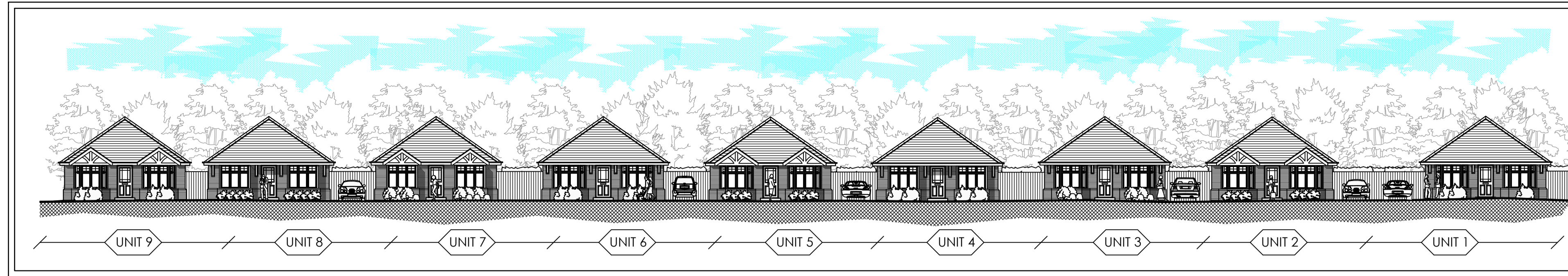


1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale. Figures dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies 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. Slab design to be independently checked by slab fabricator for rebar, compliance and lifting, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Modernism 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 detailed 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 or set-back in Government Technical Housing Standards - nationally described space standards document.
11. All Cladding & building attachments externally to be all A1 fire rated. FIRE RESISTANCE: 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 9999 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 us in writing immediately.
12. 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.
13. Part B & 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 B & 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 (domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) 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)



INDICATIVE SITE SECTION A-A
SCALE 1:200

PLEASE NOTE: A SPRINKLER SYSTEM WILL BE REQUIRED

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- INDICATIVE PLANTING
- SITE SECTION LINE
- EXISTING TREE TO BE RETAINED
- ADJOINING LAND OWNED BY APPLICANT
- EXISTING TREE WITH RPA
- 2 X 2M VISIBILITY SPLAY
- INDICATIVE NETWORK CONNECTION POINT

E	UNIT POSITIONS & SITE SCENE REVISED	20.11.23	JA
D	REVISED FOLLOWING TREE INFO	15.11.23	JA
C	MINOR AMENDMENTS	03.11.23	JA
B	MINOR AMENDMENT	02.11.23	JA
A	MINOR AMENDMENT	01.11.23	JA

PROPOSED DEVELOPMENT,
R/O 20 OAKLEY CLOSE,
HOLBURY,
SOUTHAMPTON,
SO45 2PJ.

SITE PLAN & INDICATIVE SITE SECTION A-A

scale	AS SHOWN @ A1	checked	
date	OCTOBER 2023	drawn	JA
		A	B C D E

9757 / 100

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SITE PLAN
BASED ON TOPO INFORMATION
SCALE 1:250

SITE AREA: 0.30 HECTARES / 0.74 ACRES
9 X UNITS ON SITE
2 X PARKING SPACES PER UNIT
PROPOSED GIA ON SITE @ 687.9 SQM