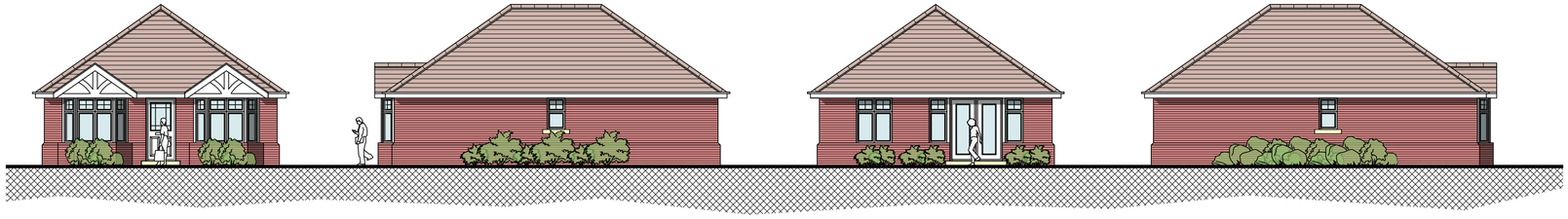
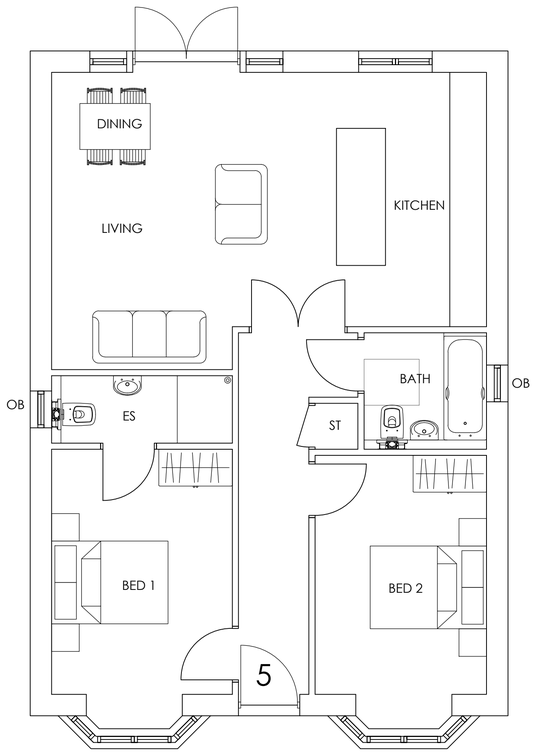


SOUTH ELEVATION
SCALE 1:100

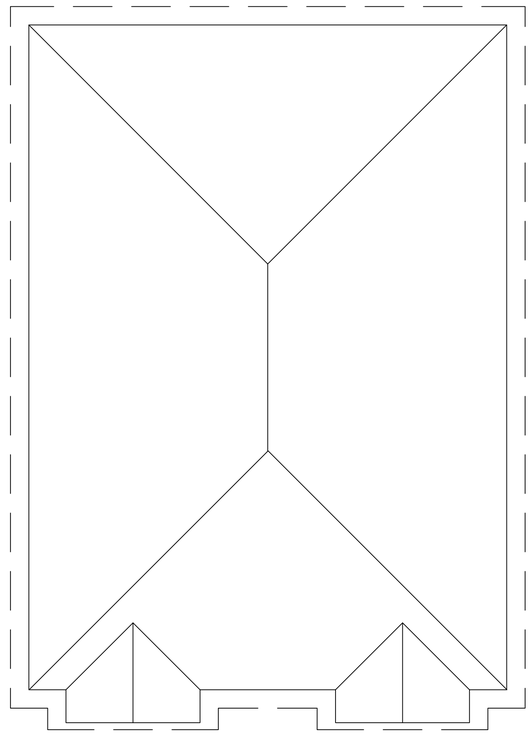
EAST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100



FLOOR PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:50

10m @ 1:100

10m @ 1:50

NOTES-PLANNING

rev-27-03-23

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. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclennan 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.

FIRE: 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: 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.

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/input 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 salable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

PLEASE NOTE: A SPRINKLER SYSTEM WILL BE REQUIRED

MATERIALS SCHEDULE:

EXTERNAL WALLS:-	. RED BRICK . RENDER & BEAMS TO GABLES
WINDOWS & DOORS:-	. UPVC
ROOF:-	. CLAY EFFECT TILES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

2 BEDROOM BUNGALOW @ 73.7 SQM / 793 SQFT

No.	Revision.	date	by

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

UNIT 5:
PROPOSED FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	OCTOBER 2023	drawn	JA

9757 / 106

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