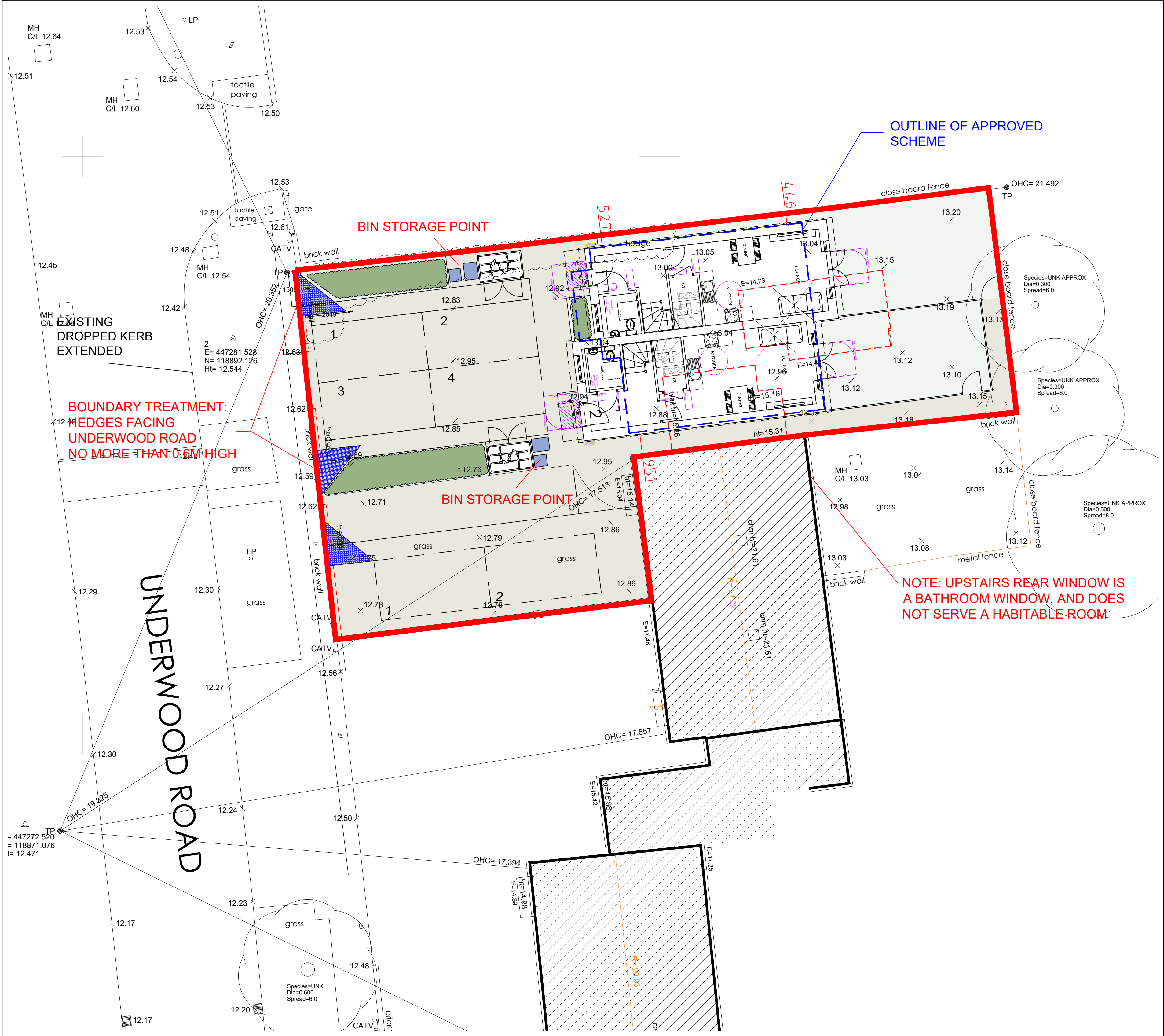
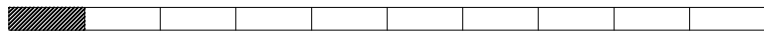




SITE PLAN
SCALE 1:100
BASED ON TOPOGRAPHICAL SURVEY

10m @ 1:100

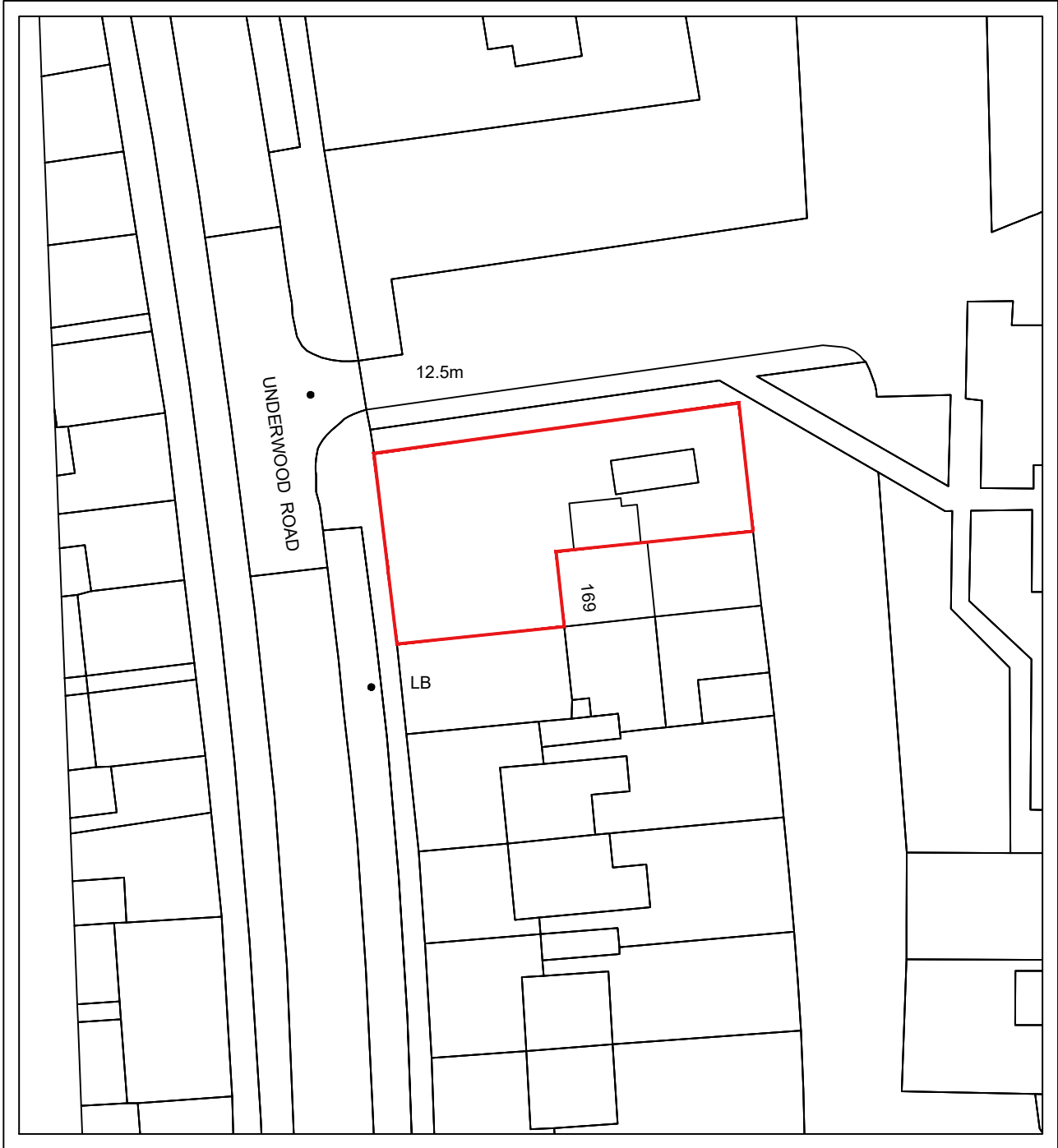


OUTLINE OF APPROVED SCHEME

BIN STORAGE POINT

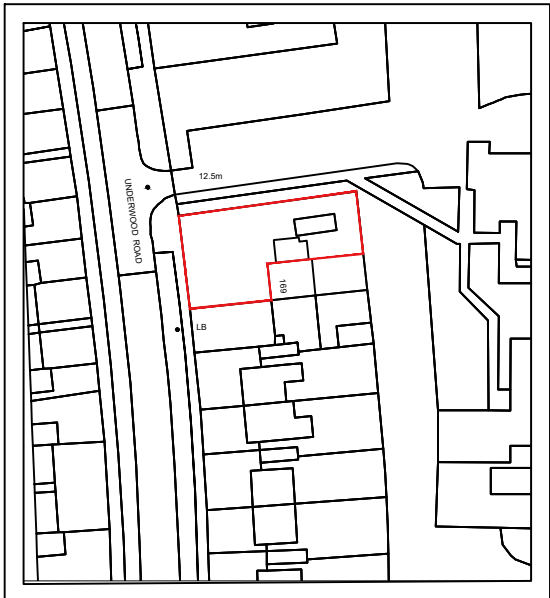
BIN STORAGE POINT

NOTE: UPSTAIRS REAR WINDOW IS A BATHROOM WINDOW, AND DOES NOT SERVE A HABITABLE ROOM



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

25m @ 1:500



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

50m @ 1:1250



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2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Drawings must be read as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. 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.
7. Start design to be independently checked by start fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Macderman 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.
9. 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.
10. 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.
11. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
12. All Cladding & building attachments externally to be at A1 fire rated.
13. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, Part 9 fire or Part 10 and Part 11 in no way form a fire strategy, Part 10 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.
14. 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 on buildings outside of the UK's standard criteria.
15. 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/ 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 usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)
16. Windows forming the overreaching strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

LEGEND

- SITE BOUNDARY
- OUTLINE OF PREVIOUS APPROVAL: F/24/98076
- EXISTING TO BE DEMOLISHED
- WALLS TO BE REMOVED
- EXISTING LEVELS
- INDICATIVE PLANTING
- PART R CONNECTIVITY POINT

ACCOMMODATION SCHEDULE			
GIA OF EXISTING BUILDINGS: 27.73 SQM / 298 SQF			
2 X 2 BED UNIT @ 70.1 SQM / 754 SQF			
TOTAL PROPOSED GIA: 146.3 SQM / 1575 SQF			
4 PARKING SPACES			
STORAGE FOR 4 BIKES			
SITE AREA: 0.038 HECTARES / 0.094 ACRES			

B.	PLANS AND ELEVATIONS REVISED	09.12.2024	MC
A.	LANDSCAPE REVISION	03.12.2024	MC
No.	Revision.	date	by

PROPOSED DEVELOPMENT:
169 UNDERWOOD RD
EASTLEIGH
SO50 6GR

SITE, BLOCK AND LOCATION

scale	AS SHOWN @ A1	checked
date	NOVEMBER 2024	drawn MC
A/B		

9816/ 200

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