NOTES-PLANNING

rev-08-10-21

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 packages, 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 set out 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 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) 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)

BARTONS ROAD WIDENED AND LANE CONFIGURATION CHANGED ON APPROACH TO PETERSFIELD ROAD SIGNALED JUNCTION

NEW PEDESTRIAN ISLAND

BARTONS ROAD

2.4M X 43M VISIBILITY SPLAY

PETERSFIELD ROAD

LAND FOR FUTURE DEVELOPMENT

BRICK WALL/0.6m

BRICK WALL/0.8m & IR/2.2m

1.8M CLOSE BOARD FENCE

HOARDING/2.5m

CBF/1.7m

EXISTING FOOTWAY WIDENED TO 3.0M TO PROVIDE CYCLE/ FOOTWAY

EXISTING MINOR REAR ACCESS TO HAVANT AND WATERLOOVILLE FC

ORANGE DASH LINE INDICATES APPROXIMATE LOCATION OF FOUL WATER DRAINAGE (SUBJECT TO FULL DRAINAGE SURVEY TO BE CARRIED OUT BY DEVELOPER)

BLUE DASH LINE INDICATES APPROXIMATE LOCATION OF SURFACE WATER DRAINAGE (SUBJECT TO FULL DRAINAGE SURVEY BEING CARRIED OUT BY DEVELOPER)

BLOCK A

BLOCK B

BLOCK C

EDGE OF HARDSCAPE

2M WIDE PEDESTRIAN, EMERGENCY & CYCLE ACCESS, RESTRICTED BY USE OF LOCKABLE COLLAPSIBLE BOLLARDS.

SECURITY FENCE/2.3m

El Sub Sta

Tank

Garage

MARTIN ROAD

SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE 1:275

10m @ 1:100

LEGEND

- SITE BOUNDARY
- PROPOSED PLANTING
- EXISTING TREES TO BE RETAINED (T001)
- USEABLE AMENITY SPACE 2,814.2 SQM (105)

SITE AREA: 1.676 HECTARES / 4.141 ACRES	
PARKING SPACES = 189	
EXISTING GIA - N/A	
PROPOSED GIA - 11,288.7 SQM / 121,511 SQFT	

P	Parking layout amended	08.07.22	WD
O	Note added to southern pedestrian access	15.06.22	WD
N	Block C bin store location amended	18.05.22	WD
M	Parking amended following highways comments	10.05.22	WD
L	Building regulation updates	08.10.21	WD
K	Site boundary amended	14.09.21	WD
J	Fast food restaurants removed	13.08.21	BC
I.	Plans amended following planners & transport planers comments.	15.01.21	WD
H.	Useable amenity area added.	10.12.20	WD
G.	Martin road access removed & pedestrian route added.	16.11.20	WD
F.	Site boundary amended.	04.11.20	WD
E.	Restaurant location updated.	03.11.20	WD
D.	Restaurant & cafe updated.	20.10.20	WD
C.	Road names amended following comments.	06.10.20	WD
B.	Notes amended.	15.09.20	WD
A.	Extra proposed levels added following comments.	19.08.20	WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
BARTONS ROAD,
HAVANT,
HAMPSHIRE,
PO9 5EY

SITE PLAN

scale	AS SHOWN @ A1	checked	//
date	DECEMBER 2019	drawn	WD

9303/100

A.	B.	C.	D.	E.	F.	G.	
H.	I.	J	K	L	M	N	
O	P						

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