

NOTES-PLANNING

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on these drawings with Building Regulations should be assumed.
3. Do not scale. Figure 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 foot roads to be filled 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 reg. compliance and safety prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Modern 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 to satisfy Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
12. We do not take any responsibility and do not carry any liability in relation to any matters relating to fire safety. For fire safety Part B building regulations, BS 9991 for fire or EWS1 and drawings in this 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 drawing 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.
13. 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.
14. 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 the consultants confirmation/ report the following points may be required in some or all areas of the building: 1) Sprinkler systems 2) Mechanical smoke extraction 3) Fixed shift fire safety glass 4) 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)

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)

Garage

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

10m @ 1:100

PETERSFIELD ROAD

BRICK WALL 0.6m

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LAND FOR FUTURE DEVELOPMENT

BRICK WALL 0.6m

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BLOCK A

BLOCK B

BLOCK C

SECURITY FENCE 2.3m

MARTIN ROAD

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

BARTONS ROAD

4.3M VISIBILITY SPLAY

BRICK WALL 0.6m

GRASS

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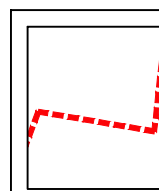
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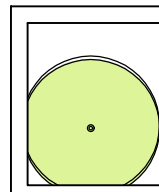
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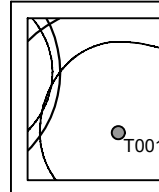
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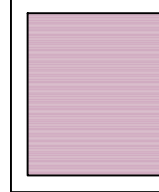
SITE BOUNDARY



PROPOSED PLANTING



EXISTING TREES TO BE RETAINED



USEABLE AMENITY SPACE
2,814.2 SQM

SITE AREA: 1.676 HECTARES / 4.141 ACRES

PARKING SPACES = 189

EXISTING GIA - N/A

PROPOSED GIA - 11,288.7 SQM / 121,511 SQFT

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 planners 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
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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	

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