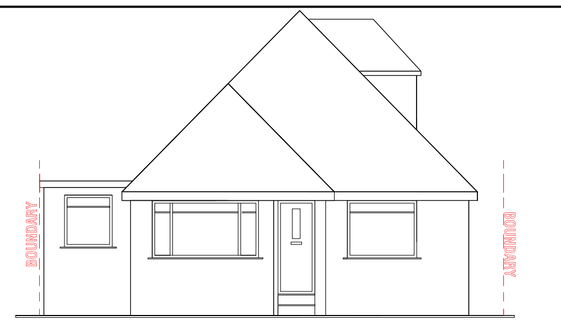
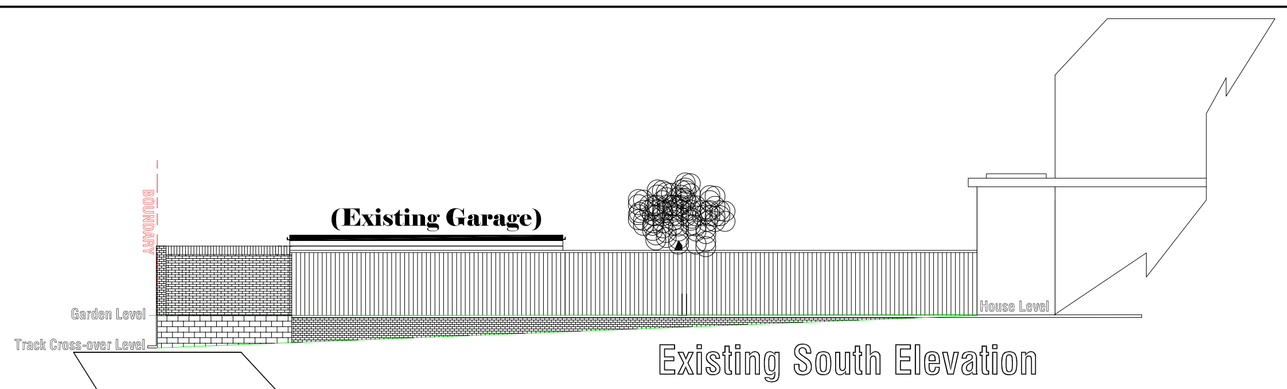
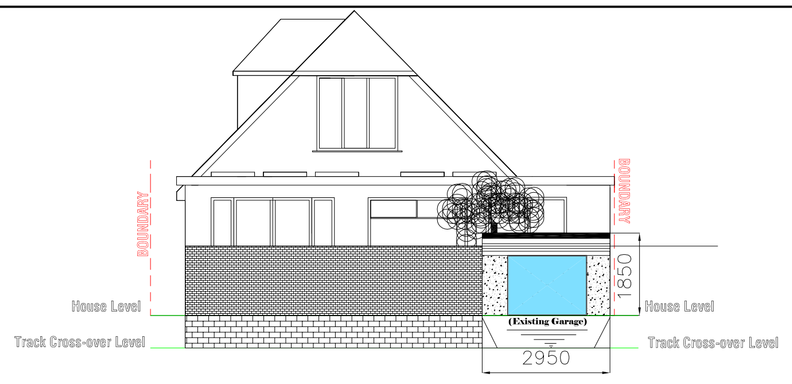
N



Existing East Elevation (No-Change)

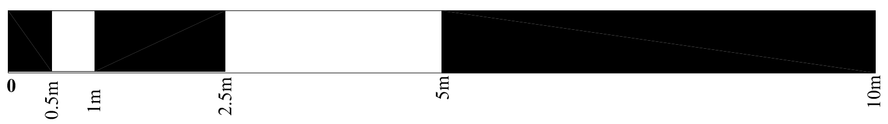


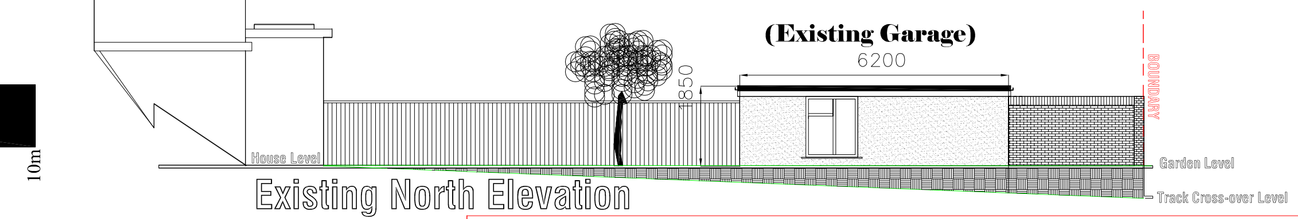
Existing South Elevation



Existing West Elevation

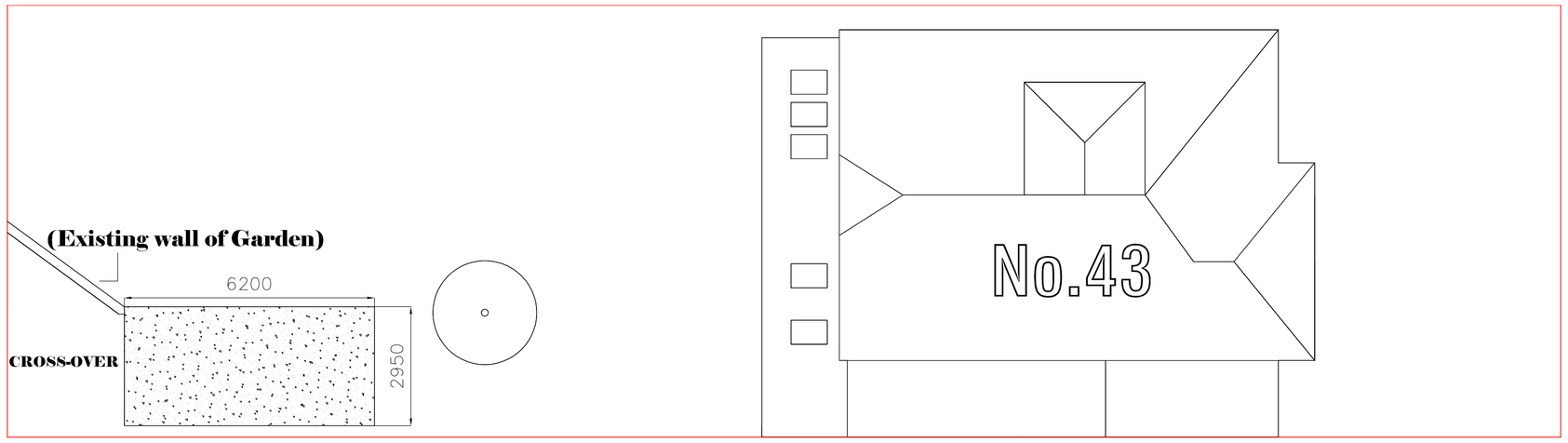
Scale Bar (Meters) 1:50



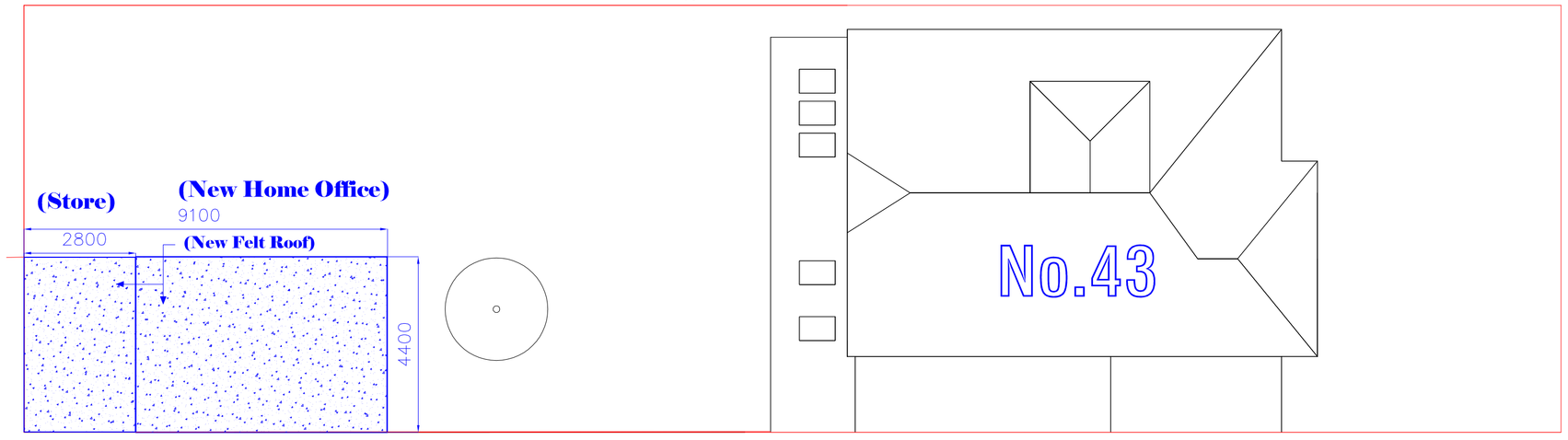


Existing North Elevation

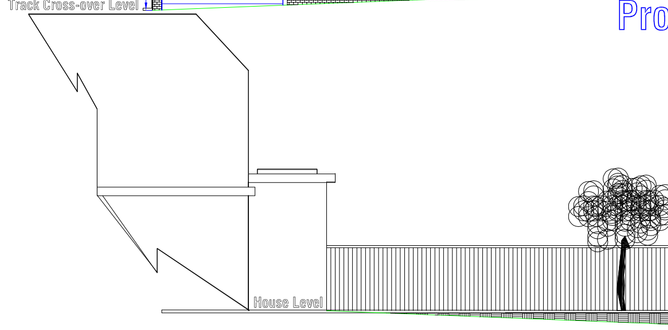




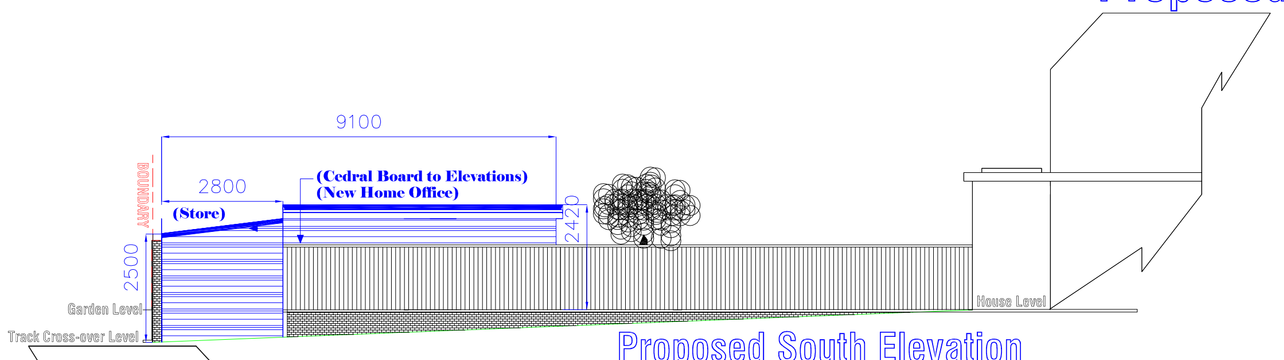
Existing Plan View



Proposed Plan View

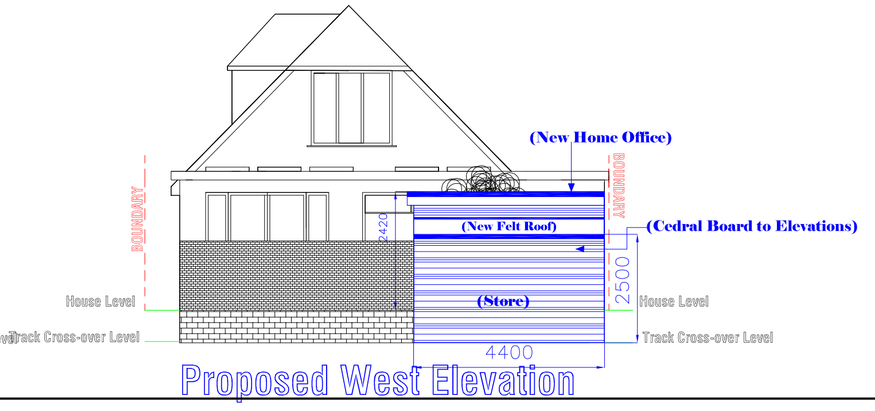


Proposed East Elevation (No-Change)



Proposed South Elevation

Proposed North Elevation



Proposed West Elevation

PROVISION OF INFORMATION FOR GUIDANCE:

All drawings printed can effect scale and presentation.
Please scale onsite during construction for exact dimensions and any descrepencies should be reported to the designer.
Independant companies to take there own measurments onsite especially for structural elements and before ordering or installation any products.

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CLIENTS MUST TAKE THEIR OWN ASSURANCES NOT LIMITED TOO:

1. Soil conditions, resistance from contaminants & gradient of land.
2. Condition & Suitability of storm and foul water drainage (Camera Survey)
3. location and position of main sewer & services.(Consultation should be completed required If building near or over Southern Water & Statatory undertakers such as EDF, GAS board.
4. Tree type and distances and their effect on soil type & foundations Design
5. Existing structure, foundations and load bearing elements to be exposed for suitability.

Additional costs invloving any of the above or other site problems and issues are NOT the responsibility of the designer.
Civil Law matters, such as within the 'PartyWall Act 1996' neighbour disputes and boundary issues is not the designers responsibility.
You should seek a independant accredited RICS Surveyors Guidance.

(Any Details Specified by Structural Engineers are to be checked onsite before ordering: including steel beams measurements, lengths, timber spans and lintels locations and bearings, roof pitches etc...)

All installations for plumbing and santitary, sewarage, water quality & supply and risk from contaminants To comply with WRAS and the Water Act 2014 & Environmental Health & Environmental Agency & Protection Act 1990.

The Designer is NOT responsible for onsite construction or health and safety issues. All owners, contractors, builders and trades should follow all the guidance of full site CDM regulations and HSE regulations. All contractors & trades should be fully qualified and should be members of recognised competent proffessional bodys & do there own risk assessments.

RECOGNISED PROFESSIONAL BODIES, REGULATIONS AND STANDARDS TO BE FOLLOWED:

CDM (Construction Design Management for onsite health and saftey responsibilties, site managers and contractors)
HSE (Health & Saftey Guidance for contractors & Trades)
NAPIT & BS7671 (Electrical Installations and Testing)
IFE (Institution Of Fire Engineers)
ESA (Electrical Safety Association)
OFTEC (Oil Installations and Testing)
HETAS (Solid Fuel Installations and Testing)
GASAFE (Gas Installations and Testing)
FENSA (Fenestration Self Assessment Scheme)
LSA (Lead Sheet Association)
NFRC (National Federation Of Roofing Contractors)
RICS (Royal Institute of Chartered Surveyors)
CABE (Chartered Association Of Building Engineers)
ISTRUCT (Institute Of Structural Engineers)
CIBSE (Chartered Institute Of Building Services Engineers)
RRO (Regulatory Reform Fire Safety Order)
Building Regulations (England & Wales as Amended 2010 & Building Act 1984, Planning Act 2008, Local Policies & Core Strategy of Local Authorities & Planning Permissions).
TRADA Span Tables (Timber Research And Development Association).

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PLAN VIEW

Vision
House Design

PLANNING DRAWINGS | BY:VHD

DRAWING TITLE:

CONVERSION OF EXISTING GARAGE
TO
HOME OFFICE & GARDEN STORE

@

N.o 43
LYNCHMERE ROAD
LANCING
WEST SUSSEX

EXISTING & PROPOSED + SITE/LOCATION

DATE: FEBRUARY 2021 | DRWG 01/21

SCALE: 1:50 1:100 1:500 1:1250 | CLIENT: MR & MRS BINGHAM

DRAWINGS FOR PLANNING APPLICATION:

ALL MATERIALS USED I.E. BRICKWORK, WINDOWS, TILES ETC, TO BE APPROVED BY PLANNING OFFICER BEFORE COMMENCEMENT OF ANY WORKS.