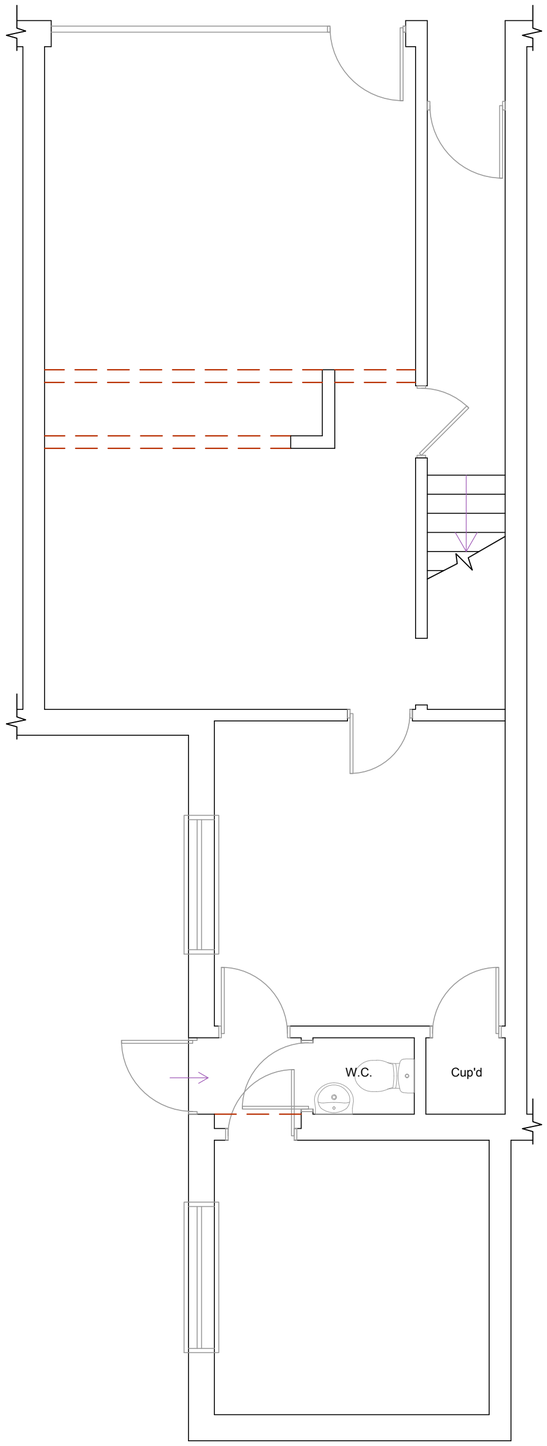
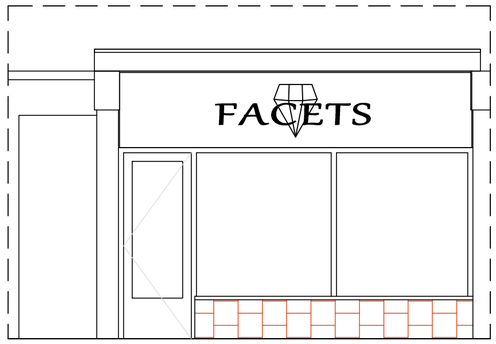
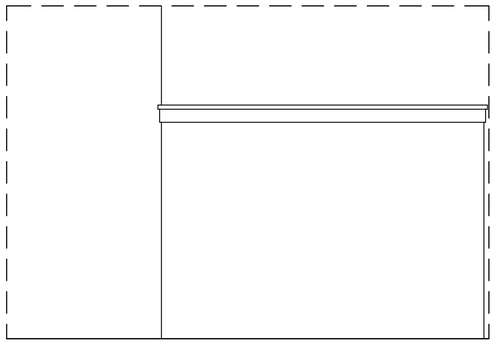


EXISTING GROUND FLOOR PLAN 1:50

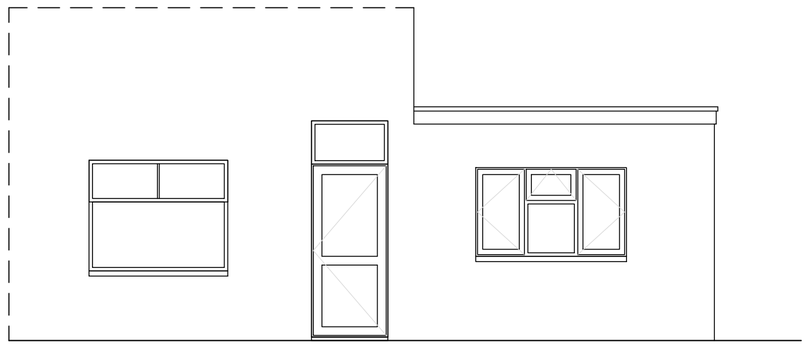


FRONT ELEVATION
East

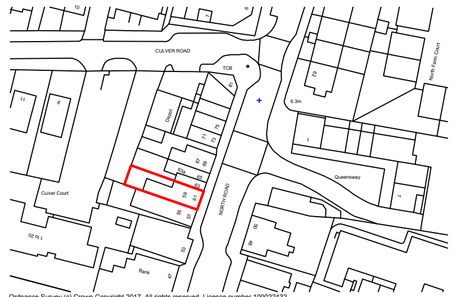


REAR ELEVATION
West

EXISTING ELEVATION EXTRACTS 1:50



SIDE ELEVATION
North



Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

LOCATION 1:1250

N

5 0 10 20 30 40 50
Scale bar 1:1250

1 0 5 10
Scale bar 1:100

1 0 5 10
Scale bar 1:50

Existing Buildings and Boundaries
The Contractor is responsible for checking existing building and boundary dimensions prior to commencement of works.

Dimensions & Scales
Do not scale off this drawing unless for Local Authority purposes. The Contractor is responsible for checking all levels, site dimensions etc. prior to ordering materials and starting work on any element.

Any discrepancies or anomalies should be brought to the attention of Caldotec Ltd prior to commencement of the works.

Local Authority Approvals
Any work undertaken before all necessary Planning and Building Regulations Approvals are in place is done entirely at the Client's risk. Any conditions imposed on either Planning or Building Regulations Approvals must be discharged as prescribed on the Decision or Approval Notice. Discharge of Conditions is the responsibility of the Client.

Building Regulations Standards and Inspections
All work must be carried out in accordance with current Building Regulations and to the satisfaction of Building Control or Approved Inspector. The Client/Contractor is responsible for payment of the Inspection Charges to Building Control which will normally become payable upon commencement of works.

Southern Water Drainage Adoption
As of September 2011 Southern Water adopted certain drainage/sewers which were previously privately owned. In this case it may become necessary to obtain a licence from Southern Water to do the work. This would incur a licence fee payable to Southern Water.

Caldotec can advise as to whether this may affect your project, but it is the responsibility of the Client to ensure any necessary licenses are obtained prior to construction work commencing. Client is responsible for the cost of any Southern Water drainage plans and licenses.

Party Wall Act
It is the responsibility of the Client to ensure compliance with the requirements of the Party Wall Act 1996. A professional Party Wall Surveyor should be employed if further information or guidance is required.

Managing Agent/Landlord Consents
The Client is responsible for obtaining any permission/consent or agreement from Landlords, Estate Management as is necessary for the project. Caldotec Ltd can assist in facilitating, but any charges for such permission/consent or agreement is payable directly by the Client to the party imposing the charge.

Health & Safety
It is the responsibility of the Client to ensure compliance with the Construction (Design & Management) Regulations 2015. The Regulations impose obligations and responsibilities on Clients, Designers and Contractors. Additional responsibilities are imposed on those acting as Principal Designer, Principal Contractor, Designer and Contractor. Additional information regarding the obligations and responsibilities can be discussed with Caldotec Ltd or the Principal Designer.

This drawing is the copyright of
CALDOTEC LTD
and may not be copied, altered or reproduced in any way without written authority.

CALDOTEC LTD
11 THE PARADE
WILLOWHAYNE CRESCENT
EAST PRESTON
WEST SUSSEX
BN16 1NS
Telephone
01903 859176

EXISTING FLOOR PLAN, ELEVATIONS & LOCATION
61 North Road
Lancing
West Sussex
BN15 9AS

CLIENT Mr & Mrs Lovelidge

Issue	Details	Drawn	Check	Date

SCALE AS SHOWN on A2
DATE 24/04/17
DRAWING NUMBER 16293/01