T.P. OFFICE COPY



North Elevation
As Existing



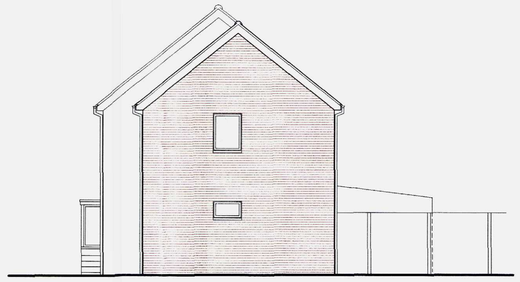
Side Elevation
As Existing



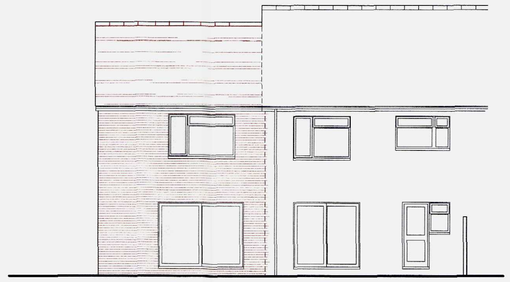
South Elevation
As Existing



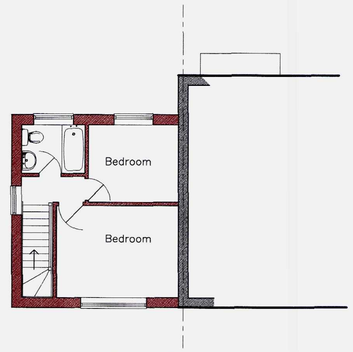
North Elevation
As Proposed



Side Elevation
As Proposed



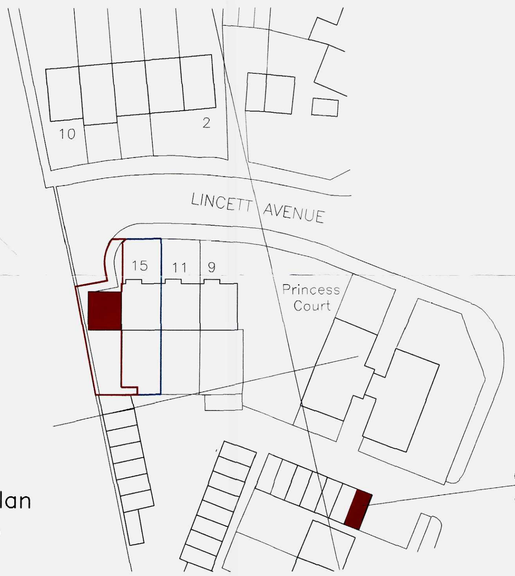
South Elevation
As Proposed



FIRST FLOOR PLAN



Location Plan
Scale 1:1250



Site Plan
Scale 1:500

SCHEDULE OF EXTERNAL MATERIALS

Walls :– To be multi coloured bricks, to match existing.

Roof :– To be covered with interlocking concrete tiles, ridge to be covered with half round ridge tiles, on mortar bed, all to be of similar colour and texture to that of the main roof tile.

External Joinery :– Windows, doors, facias, etc. to be white u.P.V.C. double glazed units.

Rainwater Goods :– To be white u.P.V.C. Gutters to be half round

\pt8763.75;New drop kerb &/ cross over to be constructed, to provide a single parking space for the existing property (15 Lincett Rd.)
\ptz;All works to be carried out by an approved contractor, holding appropriate Public Liability Insurance, and accredited under NRSWA (Operatives Course units 001 to 007) with all works being approved and inspected by West Sussex County Councils Area Highways Superintendent. Utilising Kerbs/ Drop Kerbs together with concrete paving slabs to match existing, make good all surfaces as appropriate.

The proposed dwelling shal not be occupied until the proposed parking space immediately to the north of the existing property (15 Lincett Av.) has been constructed, and is available for use by the occupant of said dwelling. This parking space shall there after be retained for the benifit & enjoyment of the occupier of 15 Lincett Av.

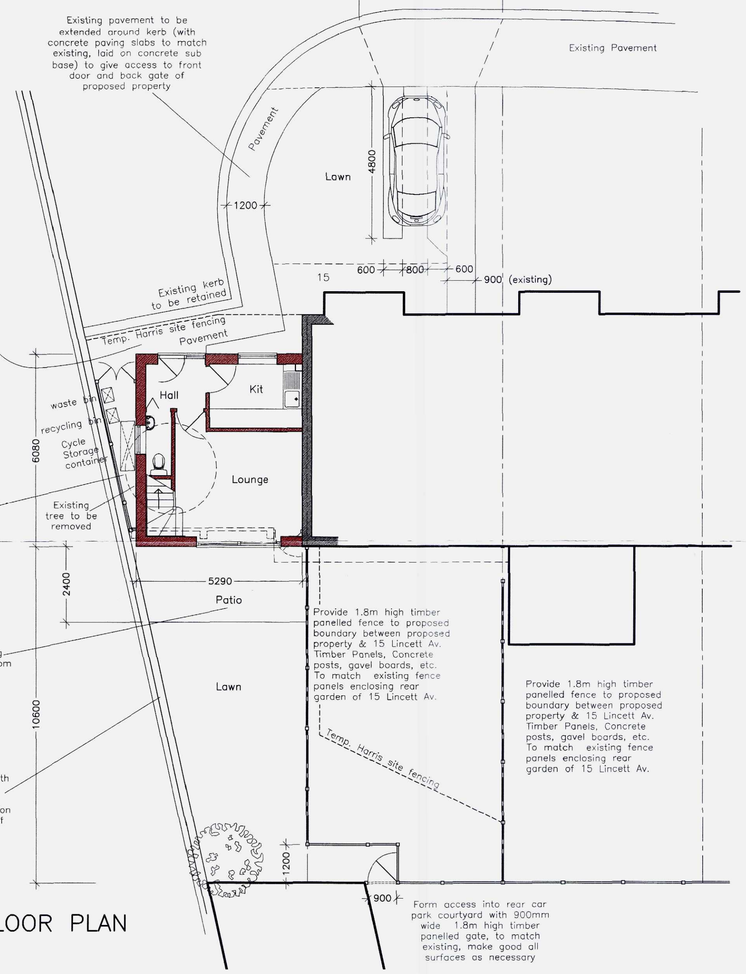
No works associated with the construction of the proposed property are to be undertaken on the site on Sundays or on Bank Holidays. On all other days, such works shall only be implemented between the hours of 8.00 a.m. & 6.00 p.m. inclusive

\pt8763.75;Existing turning head to be retained, form section of pavement as indicated
\ptz;All works to be carried out by an approved contractor, holding appropriate Public Liability Insurance, and accredited under NRSWA (Operatives Course units 001 to 007) with all works being approved and inspected by West Sussex County Councils Area Highways Superintendent

Existing Garage to be allocated to proposed dwelling, & is to be used only for the garaging of a private motor vehicle for the saile benefit & personal enjoyment of the occupant of the proposed dwelling, & shall be permanently retained for this purpose

Upon completion of construction work, all surfaces within existing back garden of 15 LKincett Av. are to be made good/ reinstated as necessary. To proposed dwelling areas indicated as "Lawn" are to be levelled with all necessary preparation works completed they are to be seeded or turfed to provide a domestic lawn

For the duration of construction works, the proposed site is to be enclosed with temp. Harris site fencing (min. height 1.8m) to the front and back of the ptoperty as indicated on the plan. All deliveries associated with the construction of the proposed property are to be made from the rear garden (i.e. from the car park courttyard to the south) with sutiable access being provided within a section of Harris fencing to the section of southern boudary of the site. The provision for all temp. contractors buildings (including temp. WC) together with the storage of plant & materials, are to be contained within the coonfines of the site as defined by the temp. Harris fencing indicat4ed on the plan. Such provision, shall be retained for theese purposes throughout the



GROUND FLOOR PLAN

Rev.	Description	Date
F	General revisions, Ref: Planning Conditions	10/06/10
E	General revisions – north elevation	25/04/08
D	Revised for Planning re–submission	11/03/08
C	Rear access gate added, parking space to front of 15 Lincett Av. amended	09/01/08
B	Layout revised, prior to Planning resubmission	16/11/07
A	Drawing completed for Planning submission	30/09/07

The Client is advised to ascertain and comply with his duties under the C.D.M. Regs 2007. and his obligations under the Party Wall etc. Act 1996 and Disability Discrimination Act 1995, where applicable.
Contractors must verify all dimensions on site before commencing any work.
The copyright of this drawing is reserved.
The drawing must not be disclosed without authority.
The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.
This drawing to be read in conjunction with Designers Risk Assessment

Project
Proposed Dwelling to the West of :–

15 Lincett Avenue
Worthing
BN13 1AX

Client
Mr. R. West

Drawing no. 2284–01 | F

Scale 1 : 100 | Date Mar. 2008

KG DESIGNS
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