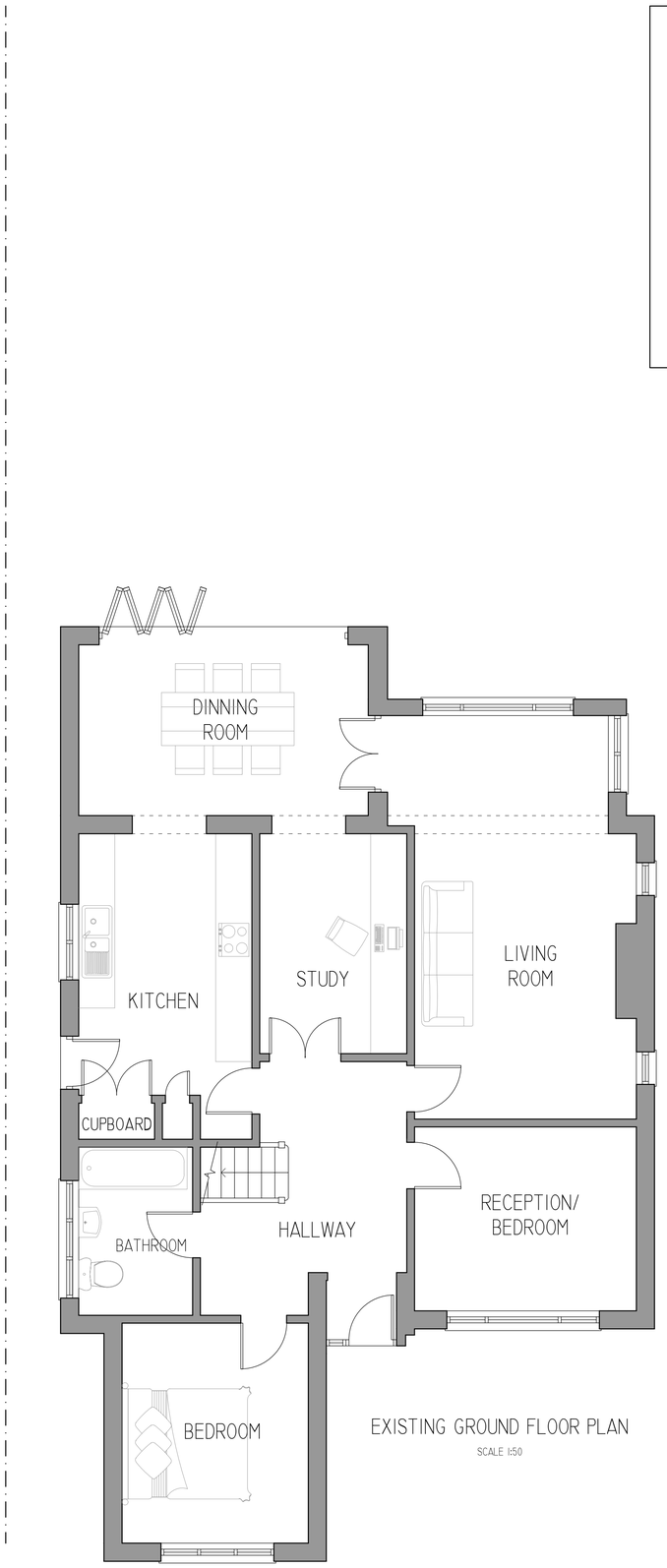
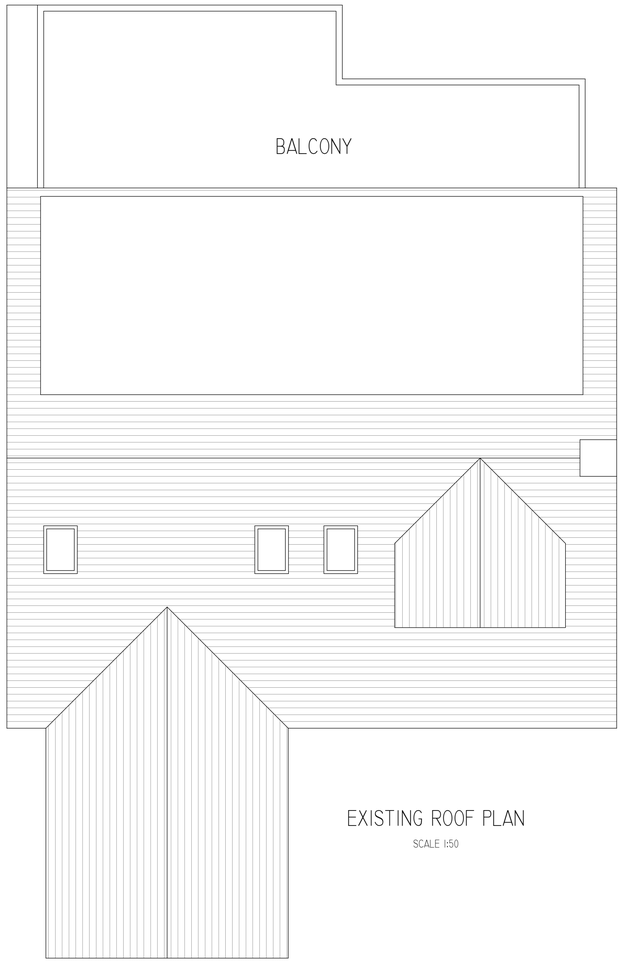


EXISTING GROUND FLOOR PLAN

SCALE 1:50



EXISTING ROOF PLAN

SCALE 1:50

IMPORTANT NOTES FOR CLIENT/ CONTRACTOR

WITH EFFECT FROM 1ST OCTOBER 2011, SECTIONS OF SEWER PIPES OR DRAINS WHICH ARE SHARED WITH ANOTHER PERSON'S PROPERTY, OR RUN THROUGH ANOTHER PERSON'S LAND AND WHICH HAD BEEN PRIVATELY OWNED WERE TRANSFERRED BY LEGISLATION TO BECOME 'PUBLIC SEWERS' WHICH ARE OWNED AND MAINTAINED BY THE SEWERAGE COMPANIES. DETAILS OF THE CHANGES CAN BE FOUND AT WWW.SOUTHERNWATER.CO.UK/DOPEST/CUSTOMERS/

THE LOCATION OF THESE NEWLY ADOPTED SEWERS WILL NOT BE SHOWN ON THE OFFICIAL 'MAP OF SEWERS' AND THEIR POSITION IN RELATION TO PROPOSED BUILDING PROJECTS WILL BE LARGELY UNKNOWN. CONSEQUENTLY, APPLICANTS WILL NOT BE ALERTED OF THESE SEWERS BY THE USUAL CONSULTATIONS WITH THE SEWER AUTHORITY WHICH TAKE PLACE WHEN PROPOSALS ARE BEING CONSIDERED FOR PLANNING PERMISSION OR BUILDING REGULATIONS PURPOSES.

IF YOU SUSPECT YOUR PROPOSAL MAY INVOLVE A PUBLIC SEWER IN EITHER OF THE FOLLOWING WAYS, YOU SHOULD CONSULT THE RELEVANT SEWER AUTHORITY BEFORE COMMENCING CONSTRUCTION WORK TO MINIMIZE ANY POTENTIAL DELAYS;

1) YOUR PROPOSAL INVOLVES BUILDING OVER, OR WITHIN 3 METRES OF, A PUBLIC SEWER, OR
2) YOU WISH TO MAKE A CONNECTION TO, OR ALTER THE HYDROMOR OR ACCESS TO, A PUBLIC SEWER

ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING, APART FROM BY LOCAL AUTHORITY.

NO WORK IS TO BE COMMENCED UNTIL FULL PLANNING PERMISSION/ BUILDING REGULATIONS HAVE BEEN APPROVED AND ANY CONDITIONS DISCHARGED. ANY WORK STARTED PRIOR TO APPROVAL IS ENTIRELY AT CLIENTS/ CONTRACTORS RISK.

THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL LEVELS, DIMENSIONS ETC., PRIOR TO ORDERING MATERIALS AND STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED BACK TO RMR ARCHITECTURE LTD PRIOR OF COMMENCEMENT OF WORKS.

WHERE APPROVAL OF MATERIALS BY LOCAL AUTHORITY IS A CONDITION OF THE PLANNING CONSENT, SAMPLES MUST BE SUPPLIED TO THE RELEVANT OFFICER OR APPROVED IN WRITING BEFORE RELEVANT WORKS ARE COMMENCED.

ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER & IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORSEEN BUILDING WORKS MAY BE REQUIRED ON SITE.

IT IS THE RESPONSIBILITY OF THE BUILDING OWNER, OR TENANT, TO COMPLY WITH THE REQUIREMENTS OF THE PARTY WALL ACT 1996 IN RESPECT OF EXCAVATION AND CONSTRUCTION IN PROXIMITY TO CERTAIN BUILDINGS OR STRUCTURES, AND FOR CONNECTED PURPOSES.

IT IS THE RESPONSIBILITY OF THE BUILDING OWNER TO NOTIFY RMR ARCHITECTURE OF ANY PUBLIC SEWERS WHICH MAY PASS THROUGH, OR NEAR TO THE PROPERTY, AS A SEWER SURVEY WILL NOT BE PURCHASED UNLESS WE ARE NOTIFIED OF THEIR PRESENCE.

DRAWINGS HAVE BEEN PRODUCED FOR PLANNING PERMISSION/ BUILDING REGULATIONS SUBMISSIONS ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

ALL DRAWINGS ARE COPYRIGHT OF RMR ARCHITECTURE LTD & MAY NOT BE COPIED BY ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT.

rmr architecture
Roberts Miller Redshaw
architecture - construction - homes

RIBA Chartered Practice
arb Architects Registration Board

5 ST JOHNS PARADE, ALNORA CRESCENT, GORING BY SEA, BN12 4HJ
TEL: 01903 240169

CLIENT: MR & MRS D BEE

SITE ADDRESS: 7 THE MARLINESPIKE, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5RD

PROJECT TITLE: PROPOSED SINGLE STOREY REAR EXTENSION & INTERNAL ALTERATIONS

STATUS: PRELIMINARY

DRAWN BY: JLR

ALL DIMENSIONS OF EXISTING BUILDING/ BOUNDARIES TO BE VERIFIED ON SITE BY CONTRACTOR, WITH ANY DISCREPANCIES REPORTED BACK BEFORE COMMENCEMENT OF WORK. THIS DRAWING IS THE COPYRIGHT OF RMR ARCHITECTURE LTD AND SHALL NOT IN ANY WAY BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DATE: 24TH JANUARY 2022

DRAWING TITLE: EXISTING GROUND FLOOR PLAN & ROOF PLAN

SCALE: 1:50 @ A1

DRAWING NO.: E101

N

0 1 2 3 4 5 M

REV	DATE	DESCRIPTION