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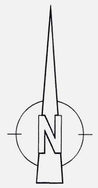
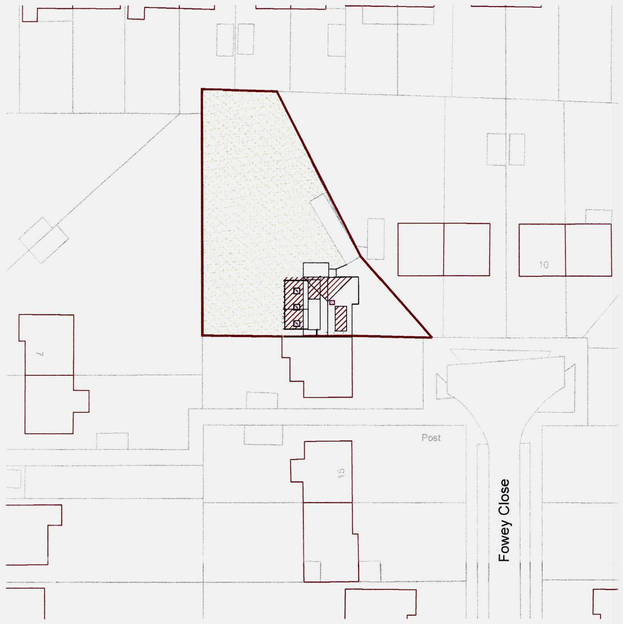
Location plan. Scale 1:1250





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Block plan. Scale 1:500

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/DomesticCustomers)

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 minimise 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 pipework 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 untill 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 discrepencies are to be reported back to Roberts & Wrigley Associates prior to commencement of works.

- Where approval of materials by Local Authority is a condition of the Planning Concent, 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 regualtions and as such additional unforseen building works may be required on site.

- It is the responsibility of the building owner, or tennant, 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.

-Drawings have been produced for Planning Permission / Building Regulations submissions only and do not constitute full working drawings.

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R&W Associates

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CLIENT

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Shoreham By Sea
West Sussex
BN43 5HE

DRAWING TITLE

Ordnance survey maps

DRAWN

RWA

DATE

22nd June 2014

SCALE

1:50 & 1:100 @A1

Plan.

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepencies reported back before commencement of work.
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DRAWING No.

Drawing 3
OS maps

1161/14
16 AUG 2014