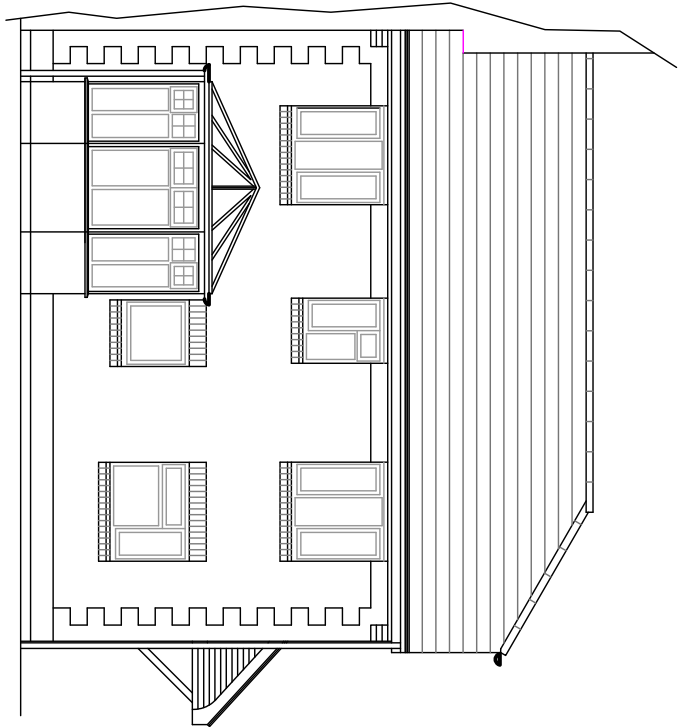
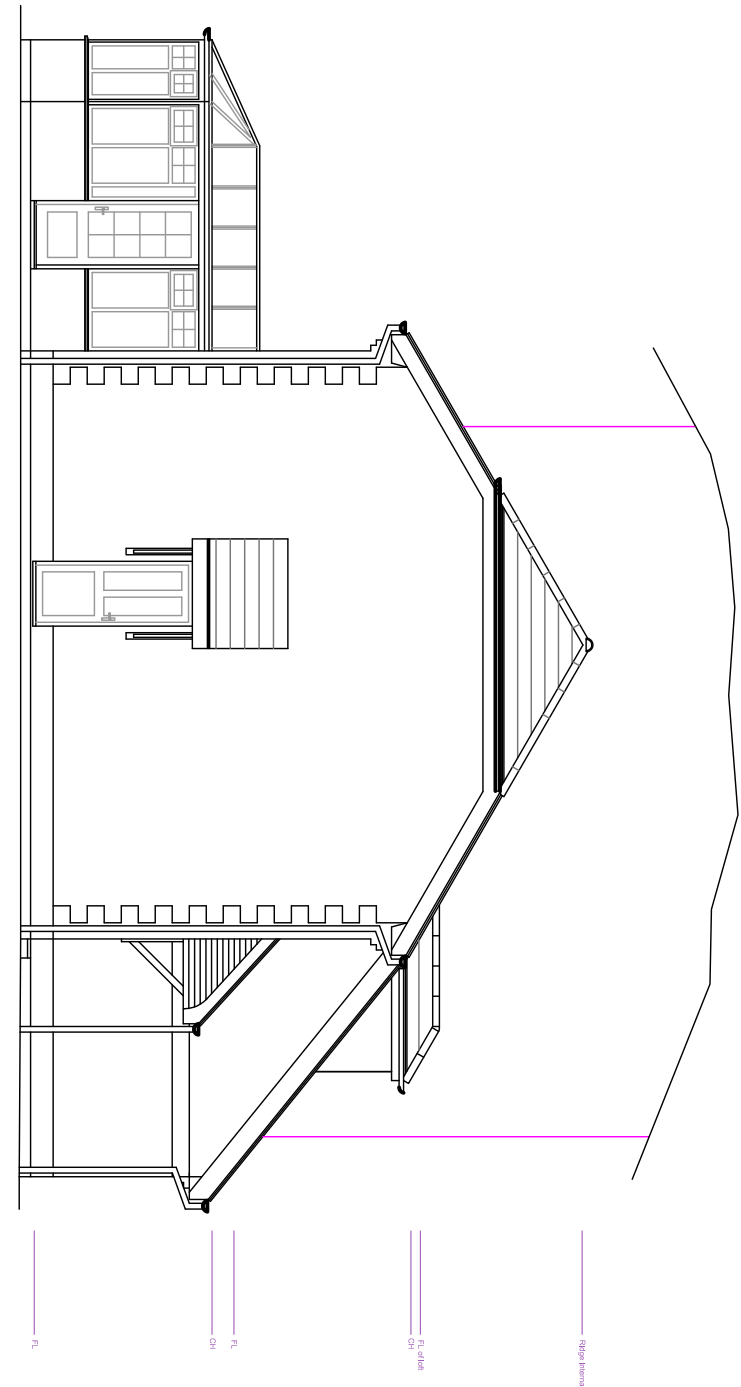
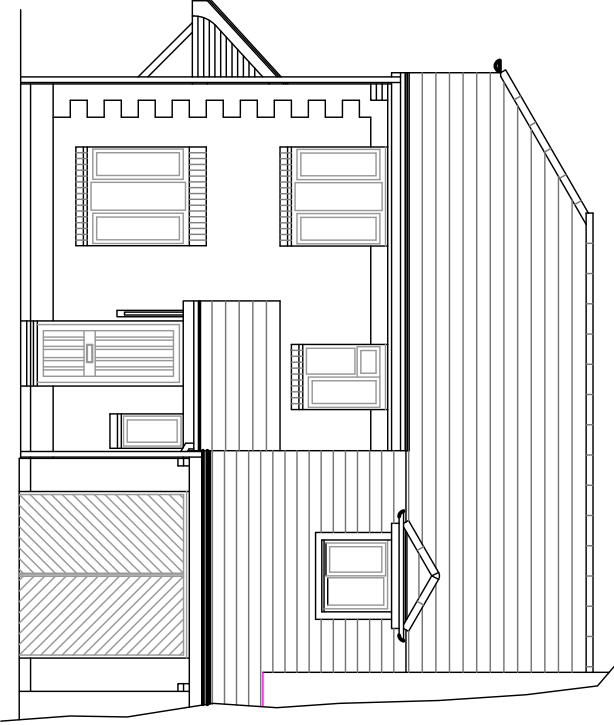




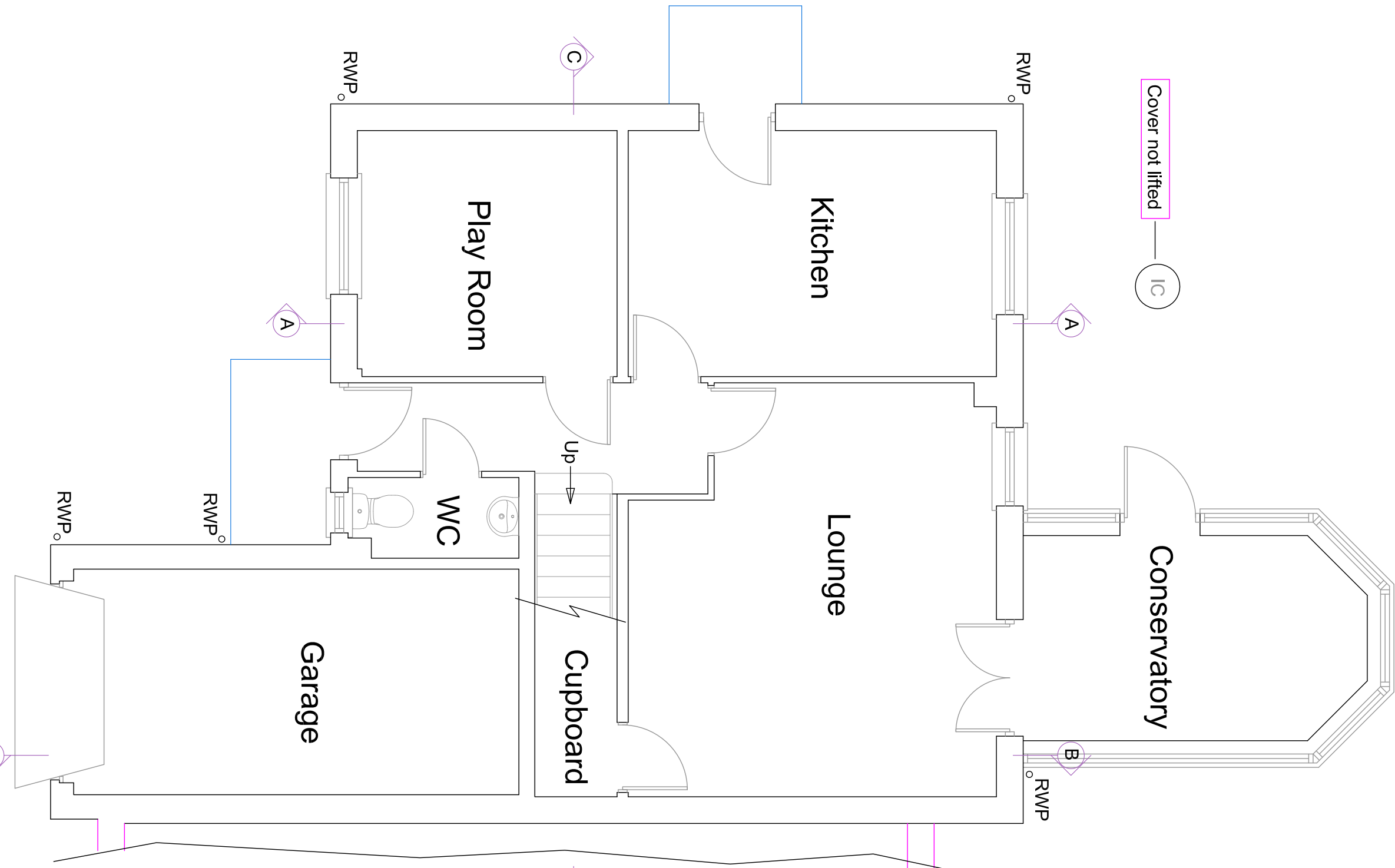
Existing Rear Elevation



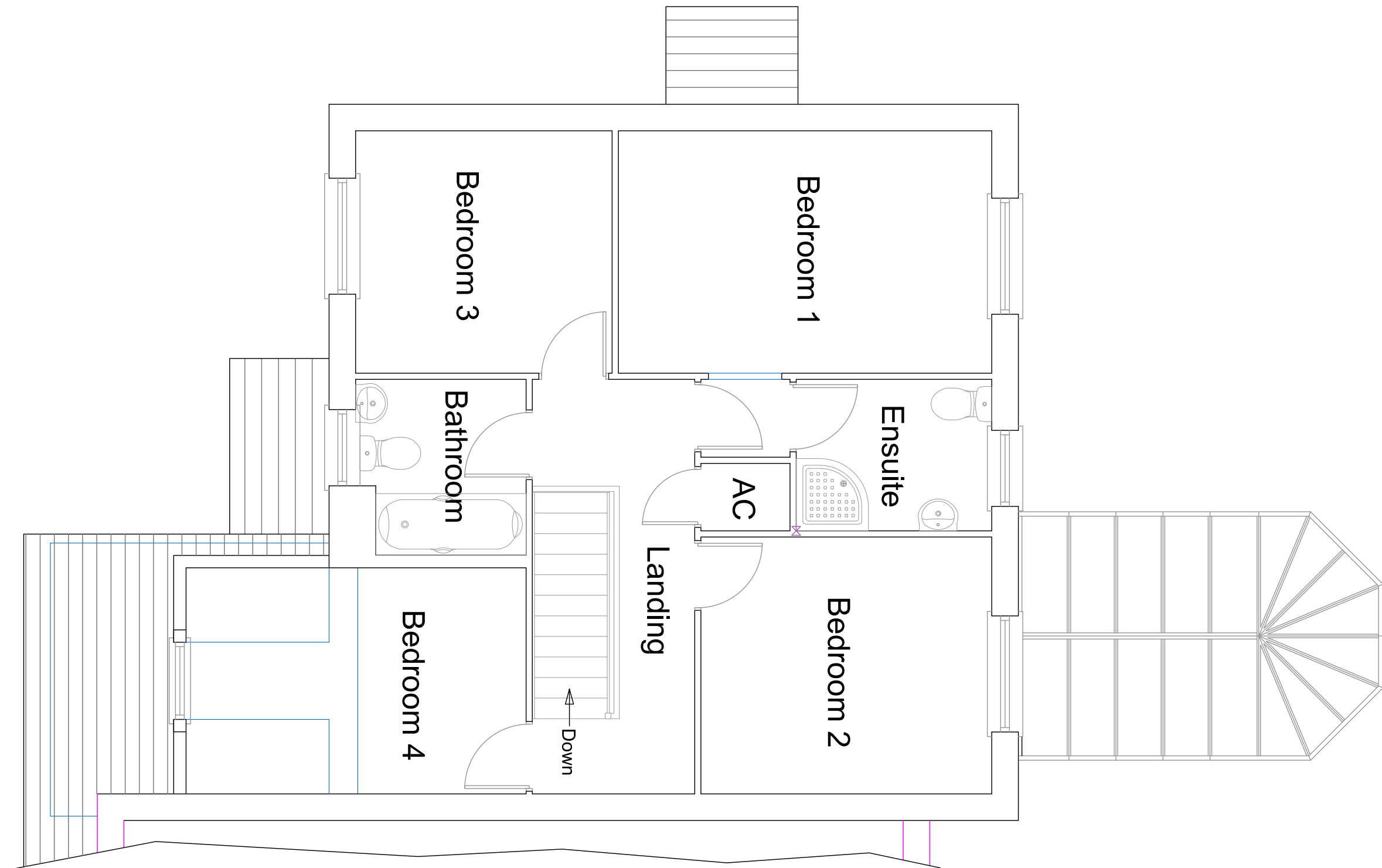
Existing Side Elevation



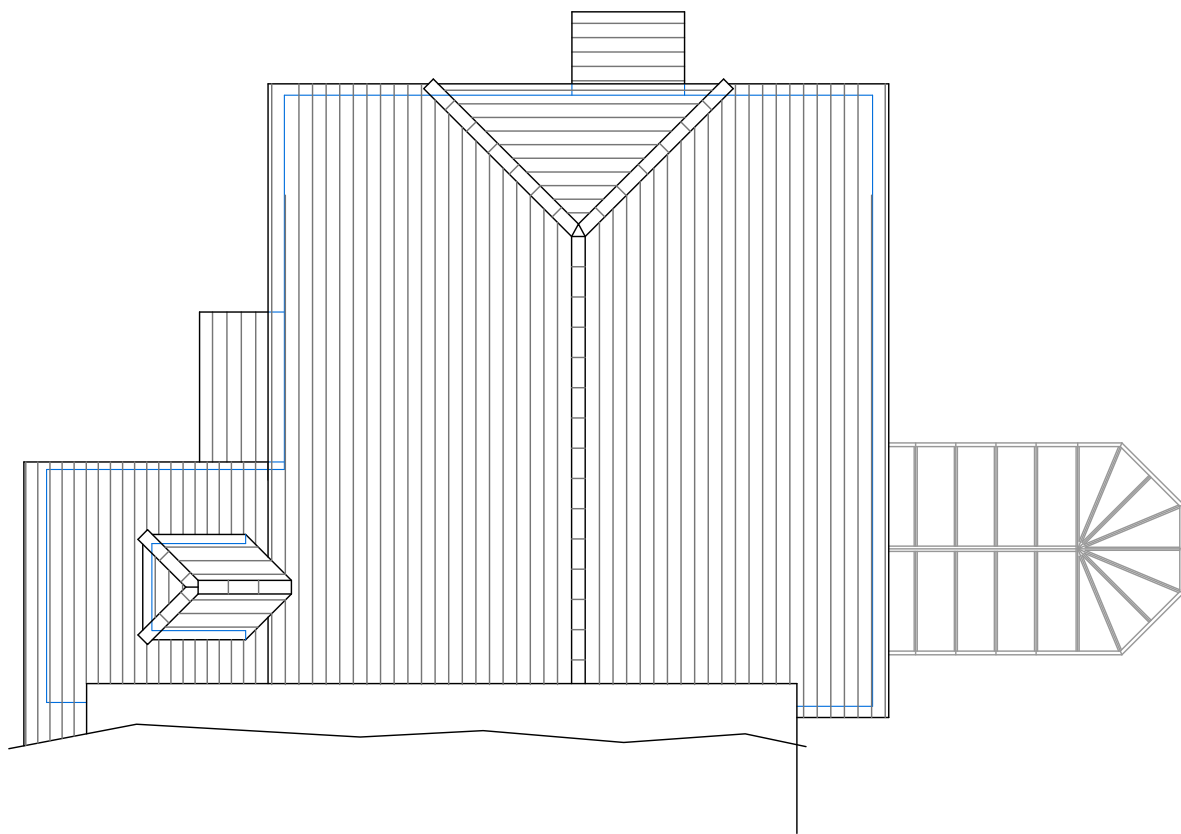
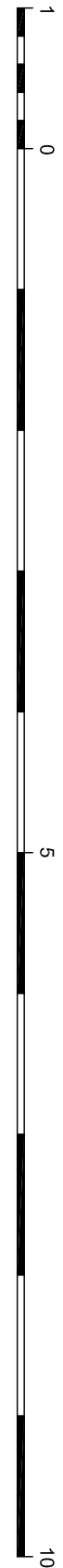
Existing Front Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan



- Legend:**
- Elevations Key:**
- ① – Existing brick wall
 - ② – Existing window
 - ③ – Existing roof tiles
 - ④ – Proposed window
 - ⑤ – New brick wall matching existing
 - ⑥ – New roof tiles matching existing

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

Dimensions & Scales
Dimensions shall be given, depending 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 Coldtec Ltd prior to commencement of the works.

Local Authority Approvals

Any work undertaken before all necessary Planning and Building Regulations approvals have been obtained 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 drawings. It is the responsibility of the Client.

Building Regulations Standards and Inspections
The Client/Contractor is responsible for ensuring compliance with current Building Regulations and to the satisfaction of the Building Control or Approved Inspector. The Client/Contractor is responsible for 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 the responsibility of the Client to ensure that the water to go to the work. This would incur a licence fee payable to Southern Water.

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

Party Wall Act 1996
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 necessary consents from the Managing Agent, Landlord, Estate Management or any other relevant party for the project. Coldtec Ltd can assist in facilitating, but any charges for such permission/consent or other legal responsibilities are to be met by the Client to the party imposing the charge.

Health & Safety
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 acting as Principal Designer, Principal Contractor, Designer and Contractor. Additional information regarding the obligations and responsibilities can be obtained from Coldtec Ltd or the Principal Designer.

Rev. Details Date

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Liz Galloway
Design & Health & Safety
Consultancy

41 Willowgrove Avenue 01903 859176
East Preston liz@lizzgalloway.co.uk
West Sussex BN16 1PL

Issued for:
Discussion
Planning Application
Building Control
Confirmation
Confliction Issue
As Built

Existing Plans, Elevations &
Roof Plan

Client Site Address
4 Periwinkle Avenue
Arundel
West Sussex
BN18 9SA

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