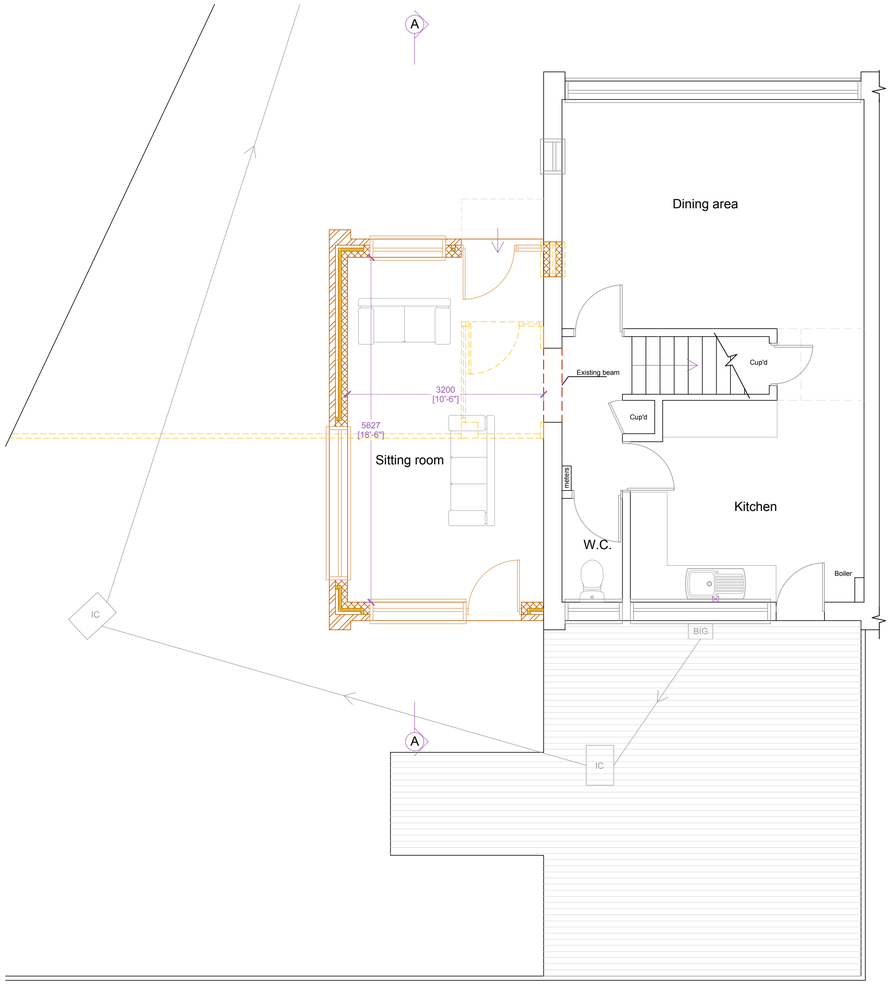
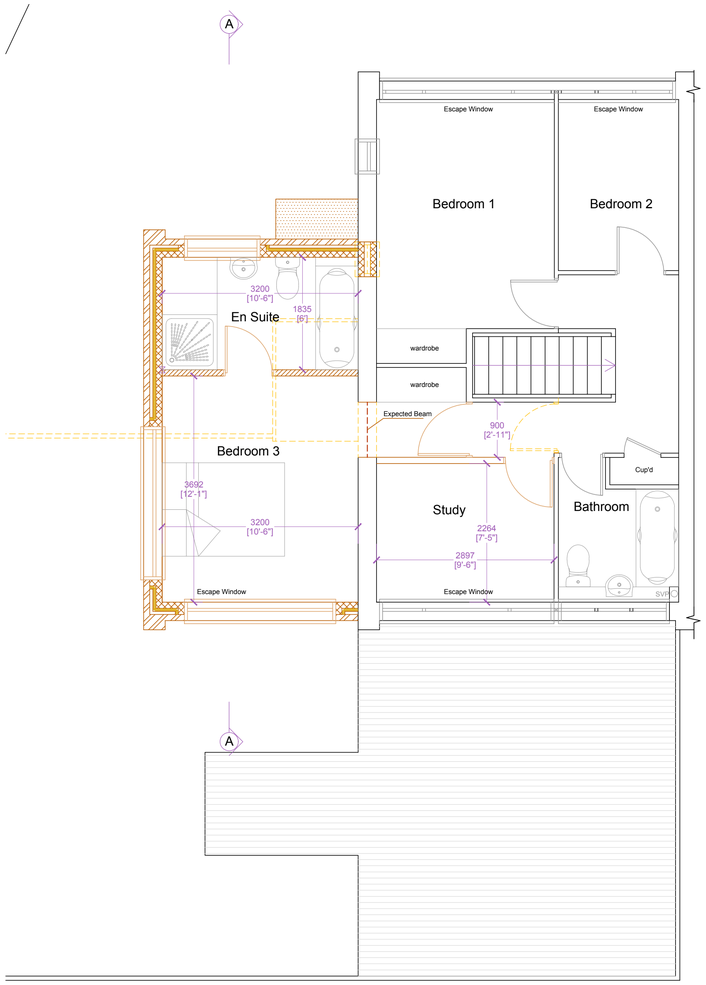
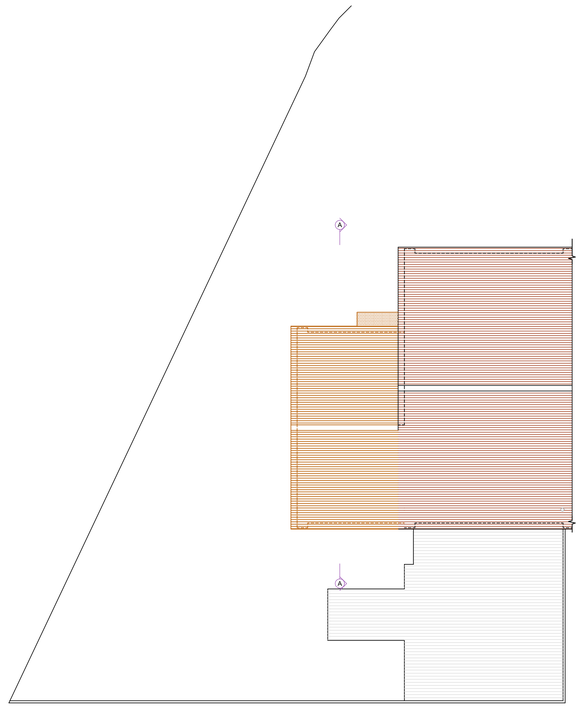


GROUND FLOOR

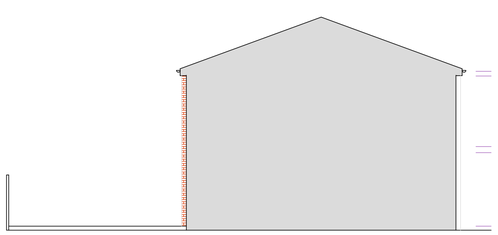


FIRST FLOOR

PROPOSED FLOOR PLANS 1:50

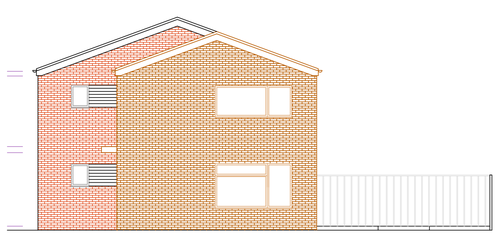


PROPOSED ROOF PLAN 1:100



SIDE ELEVATION
NORTH

FRONT ELEVATION
WEST



SIDE ELEVATION
SOUTH

REAR ELEVATION
EAST

PROPOSED ELEVATIONS 1:100

Scale bar 1:100

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.

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Telephone
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PROPOSED FLOOR PLANS, ELEVATIONS & ROOF PLAN
2 Meadowside
Angmering
Sussex
BN16 4BN

CLIENT Mr & Mrs Hornsby

Issue	Details	Drawn	Check	Date
R3	Amend drawgs Planning sugest	JM	RM	21/09/17
R2	Amend drawgs Planning sugest	JM	RM	10/08/17
R1	Amend drawings afterPre-App	JM	RM	08/08/17

SCALE AS SHOWN on A1
DATE 21/09/17
DRAWING NUMBER 16223/02R3