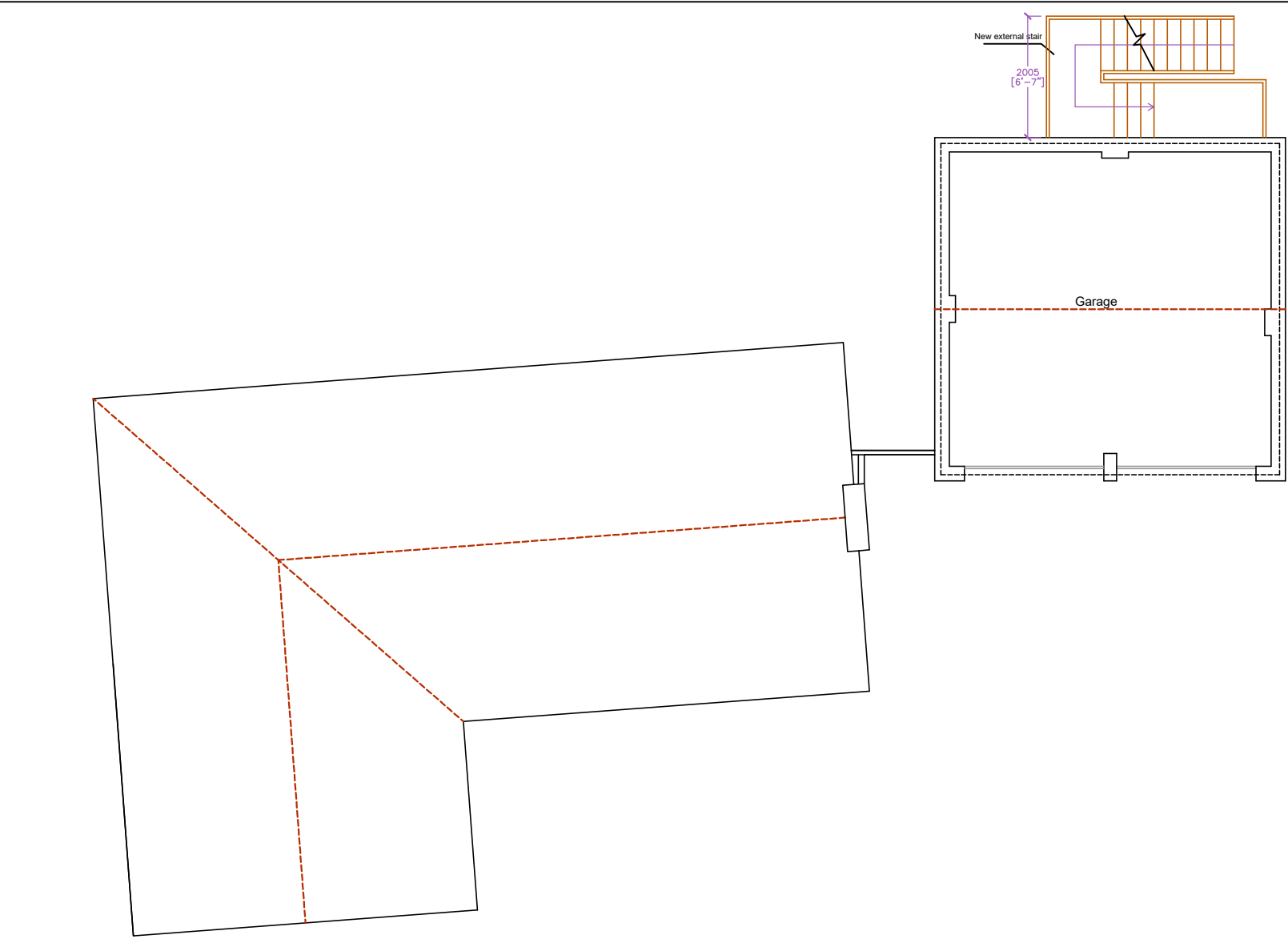
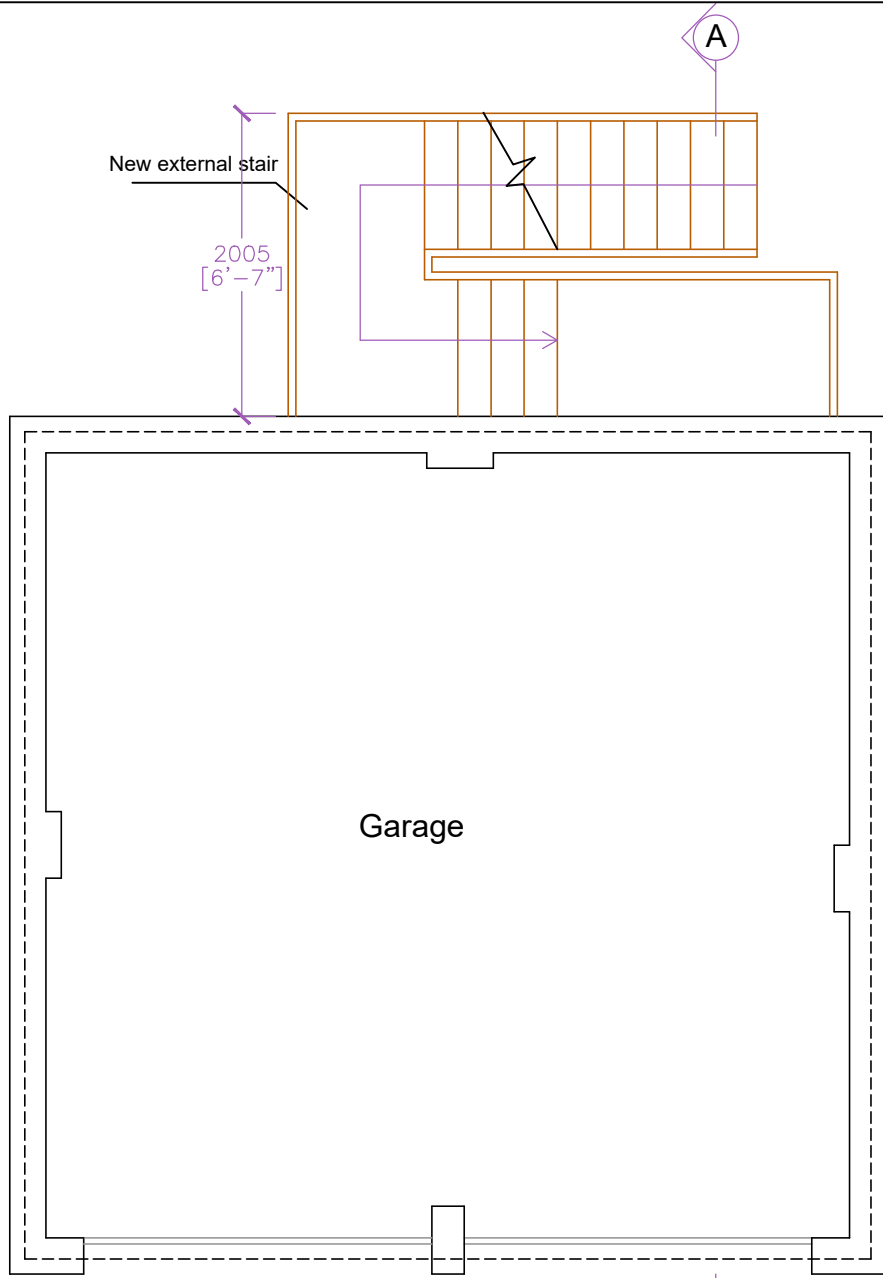
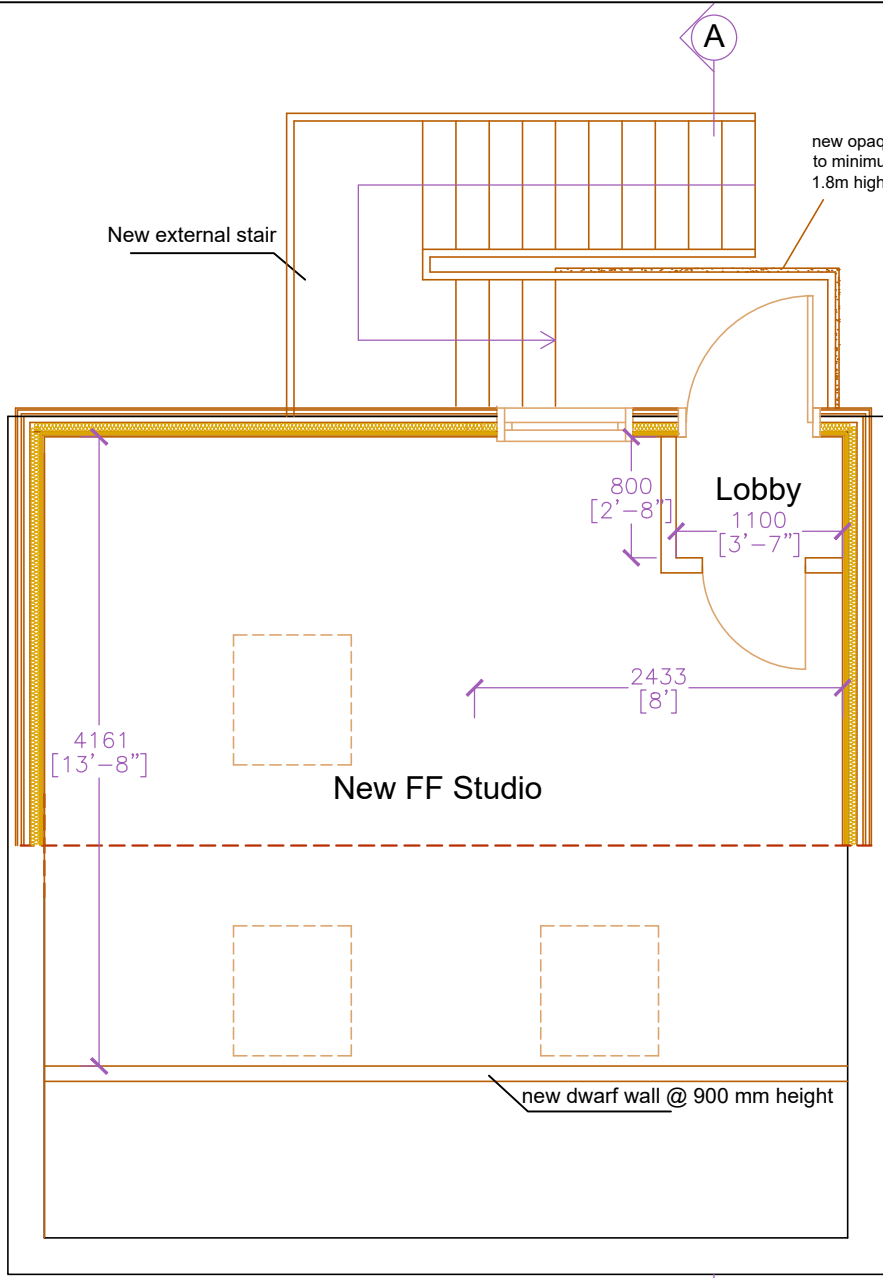




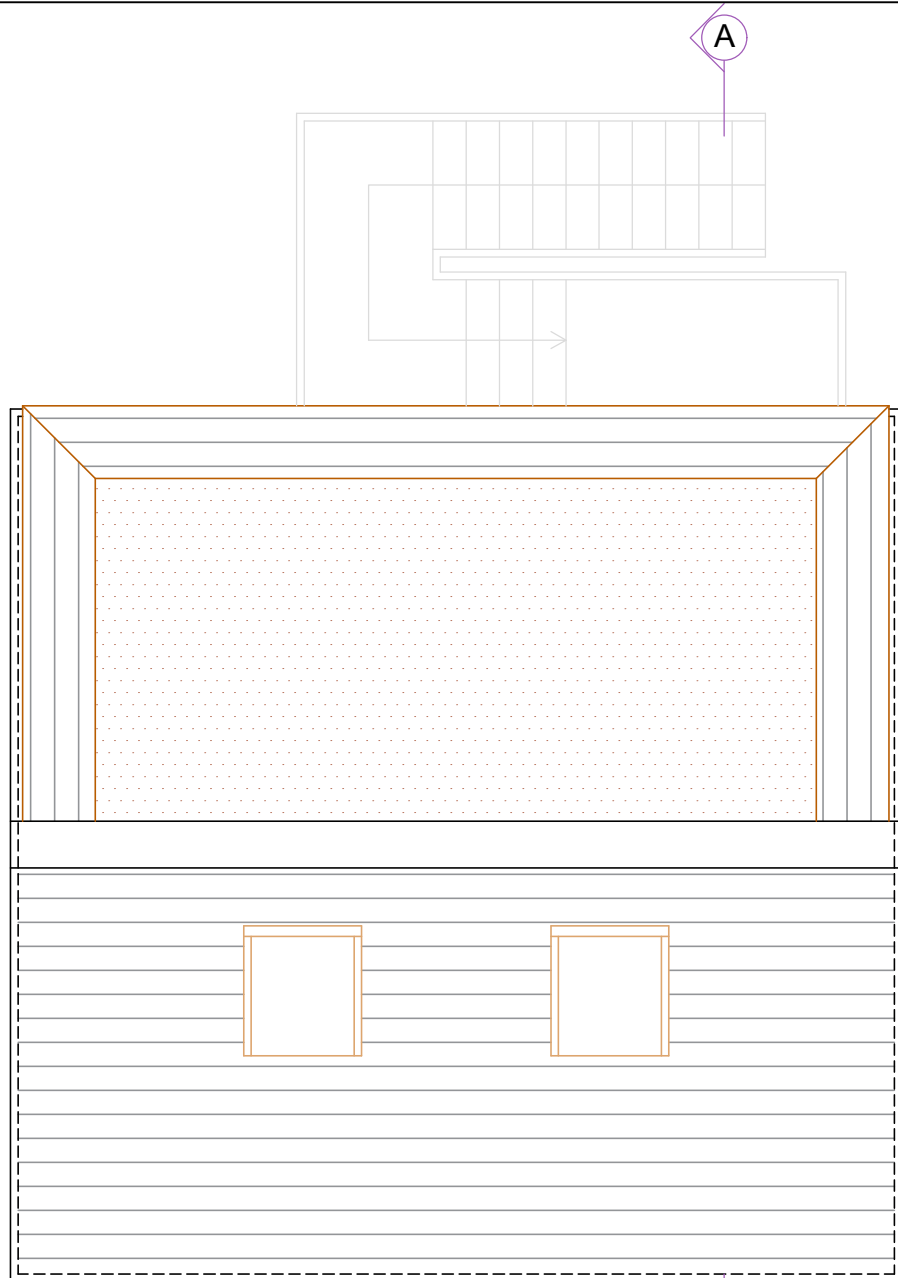
GROUND FLOOR PLAN
WITH EXISTING MAIN HOUSE 1:100



Proposed Garage
Floor Plan
Garage with new stair



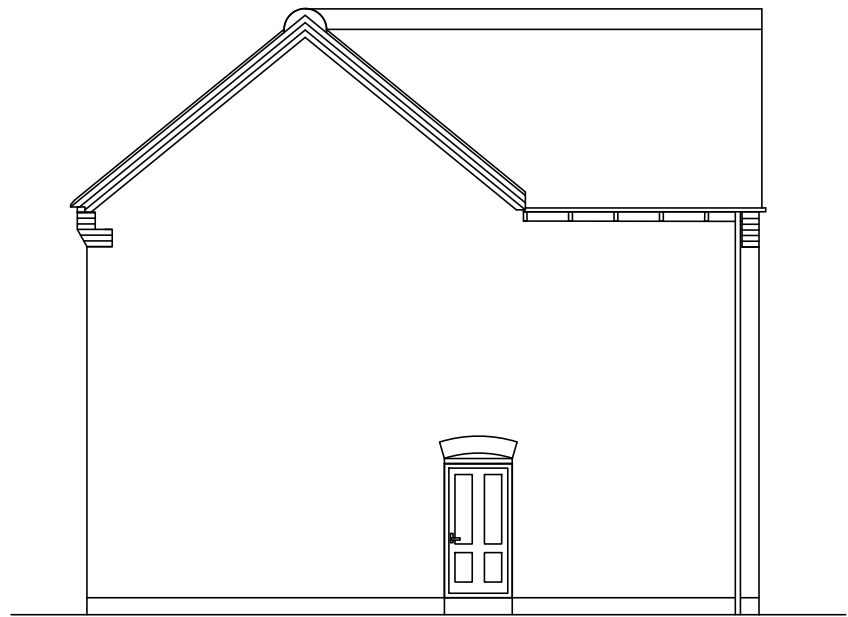
Proposed Garage
First Floor Plan
FIRST FLOOR STUDIO



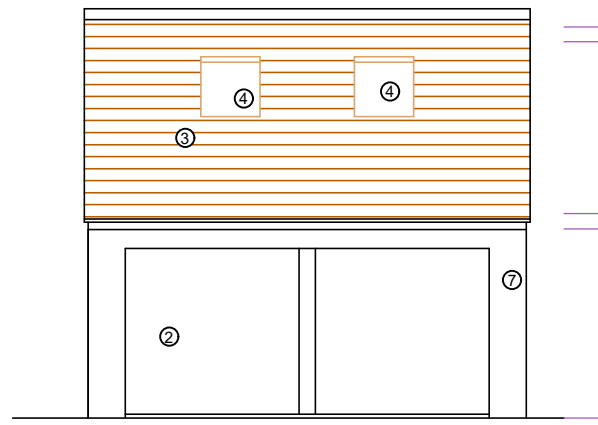
ROOF PLAN



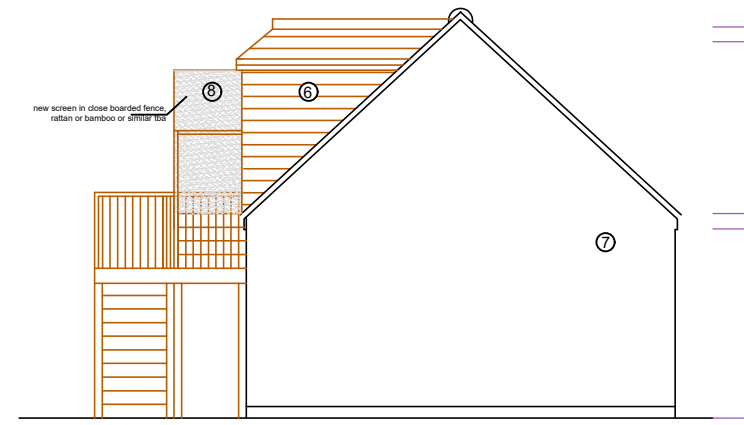
FRONT ELEVATION
EAST



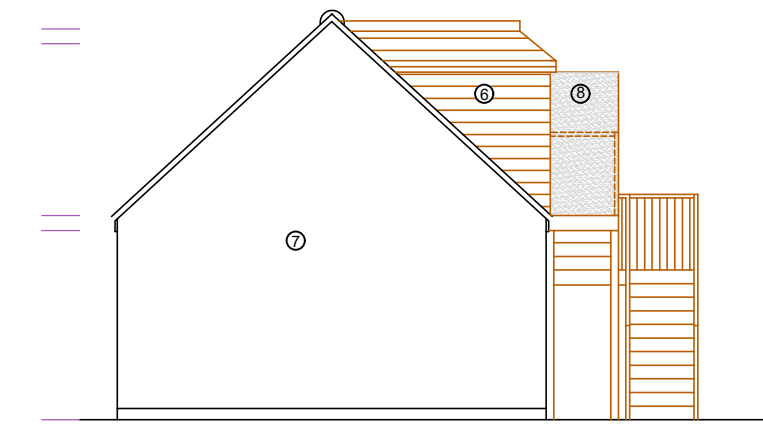
SIDE ELEVATION
SOUTH



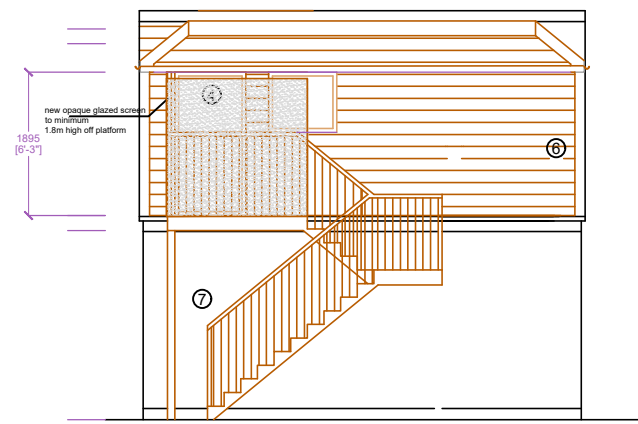
FRONT ELEVATION
EAST



SIDE ELEVATION
SOUTH

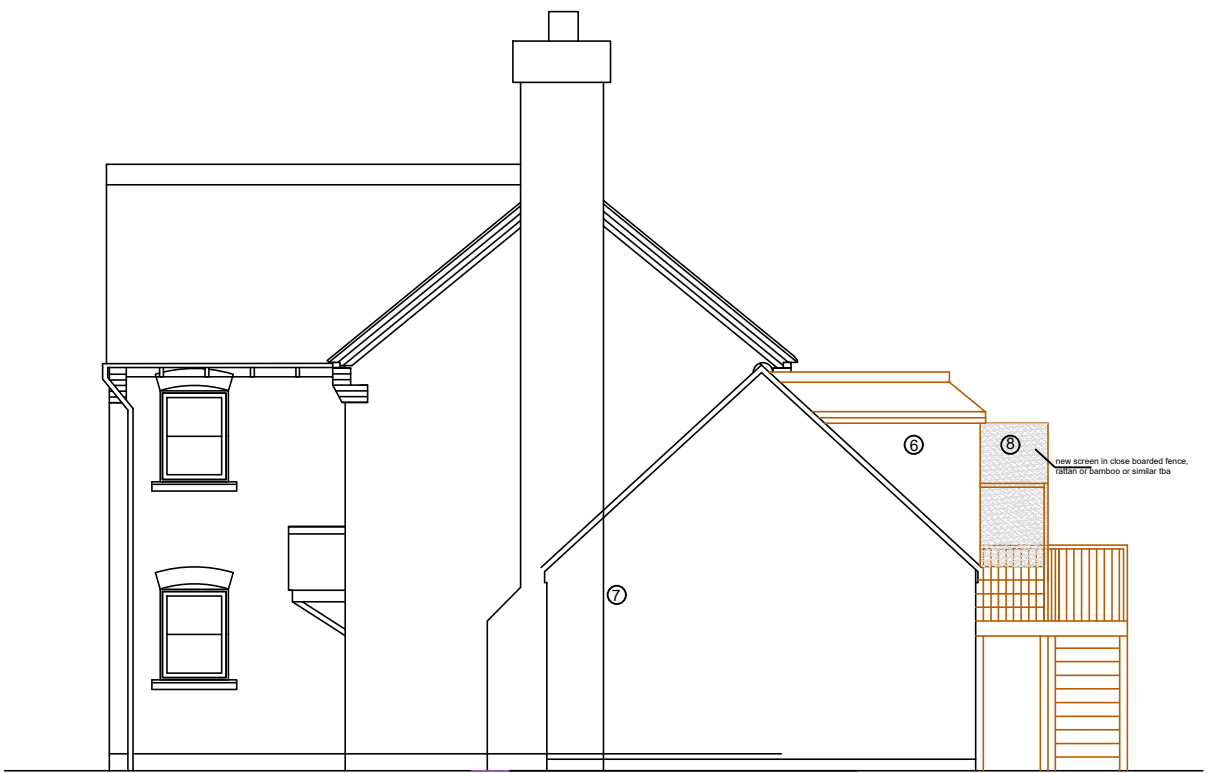


SIDE ELEVATION
NORTH



REAR ELEVATION
WEST

PROPOSED ELEVATIONS (GARAGE) 1:100



SIDE ELEVATION
NORTH
PROPOSED ELEVATIONS 1:100



REAR ELEVATION
WEST



BLOCK PLAN 1:500

Legend:

Elevations Key:

- ① _ Existing brick wall
- ② _ Existing window/door
- ③ _ Existing roof tiles
- ④ _ Proposed window/door
- ⑤ _ New brick wall matching existing
- ⑥ _ New tiles matching existing
- ⑦ _ Existing render wall
- ⑧ _ New screen

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 licences are obtained prior to construction work commencing. Client is responsible for the cost of any Southern Water drainage plans and licences.

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.

Rev.	Details	Date
01	Revised for Planning resubmission	22/1/19

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Issued for:
Discussion
Planning Application
Building Control
Construction Issue
As Built

Drawn LG
Checked LG

PROPOSED FLOOR PLANS,ELEVATIONS AND
BLOCK PLAN

Client Site Address
6 Ashmore Avenue
Angmering
West Sussex
BN16 4GG

Mr & Mrs McDonald

Printed Date
22/01/19
Drawing Number
16183/02aR1

As Shown on A1