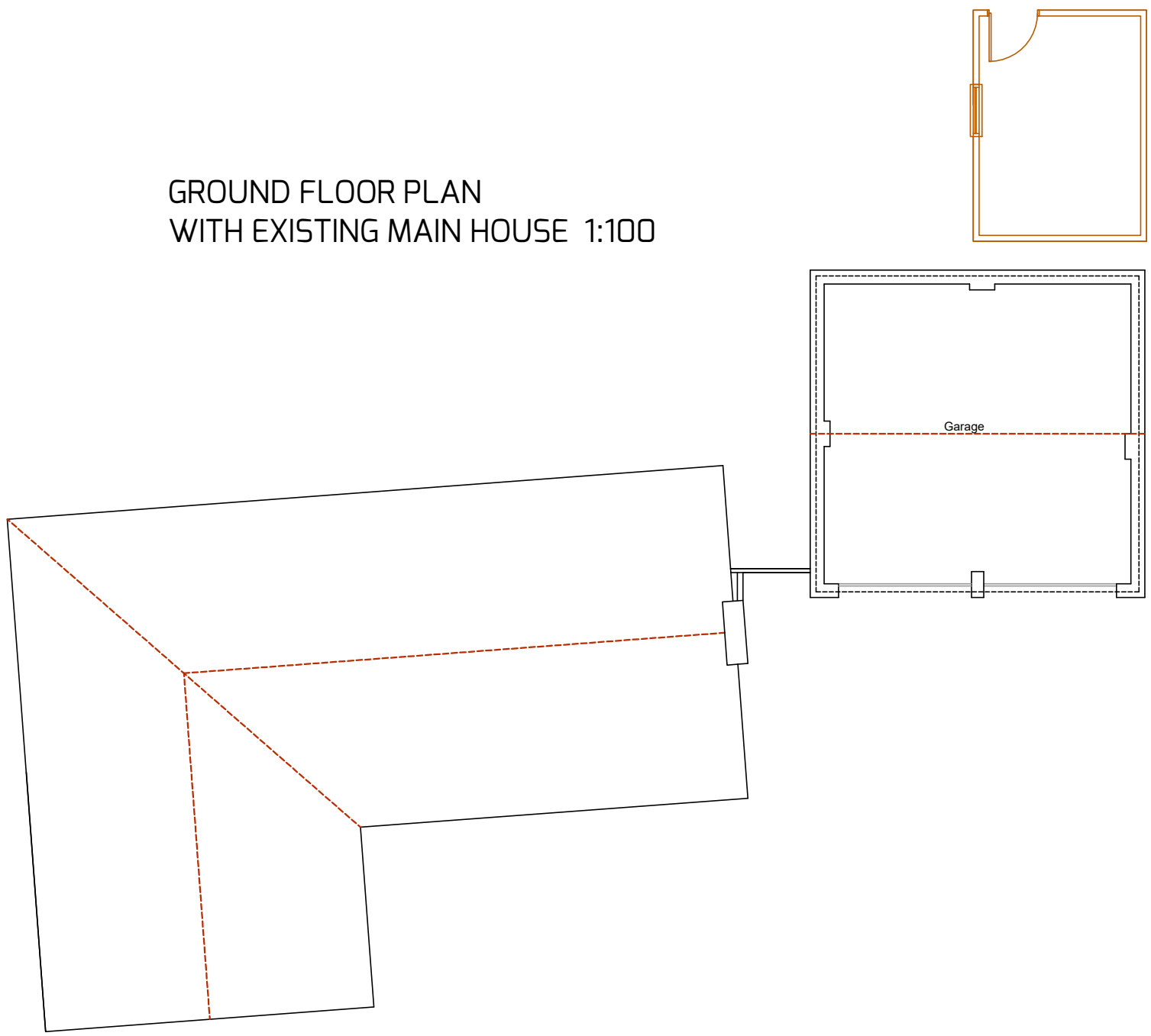
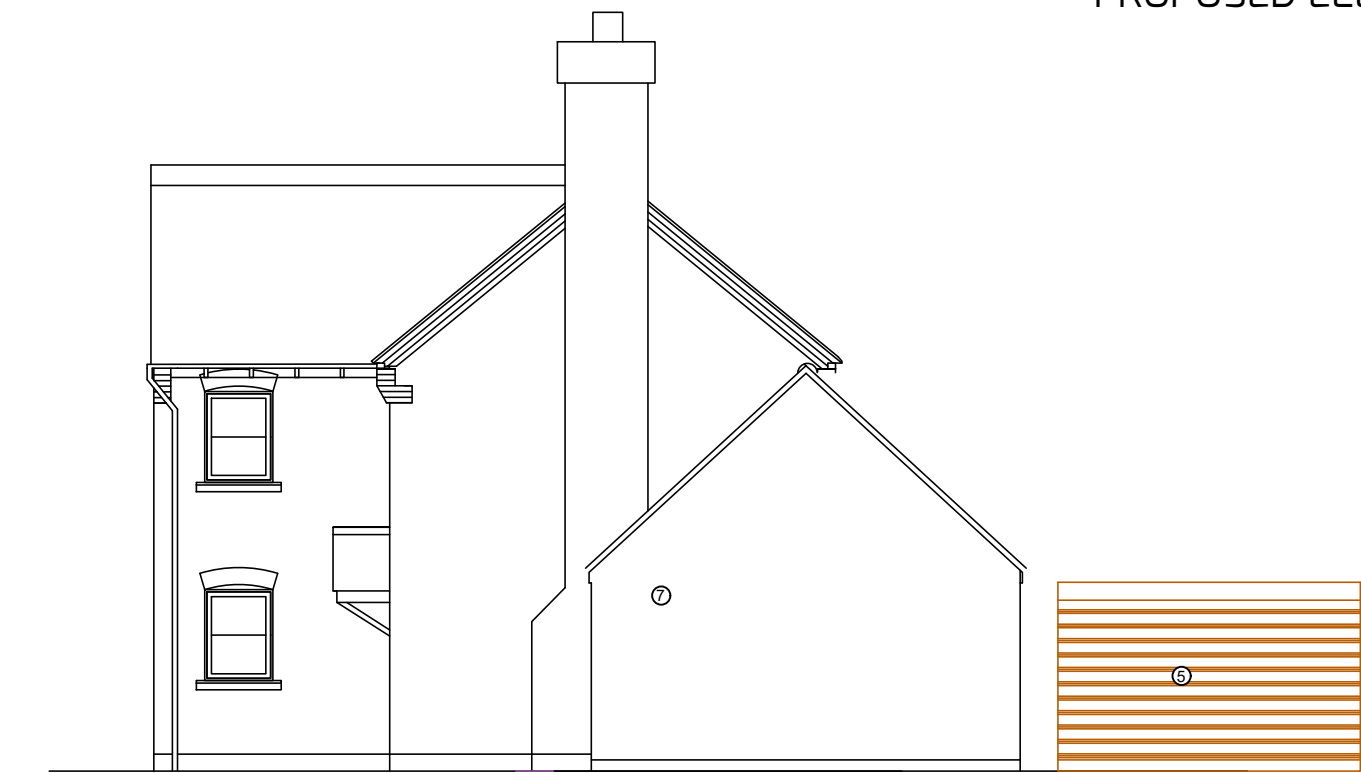


GROUND FLOOR PLAN
WITH EXISTING MAIN HOUSE 1:100



FRONT ELEVATION
EAST / UNCHANGED



SIDE ELEVATION
NORTH



REAR ELEVATION
WEST

PROPOSED ELEVATIONS OF OUTHOUSE 1:50



EAST

WEST

NORTH

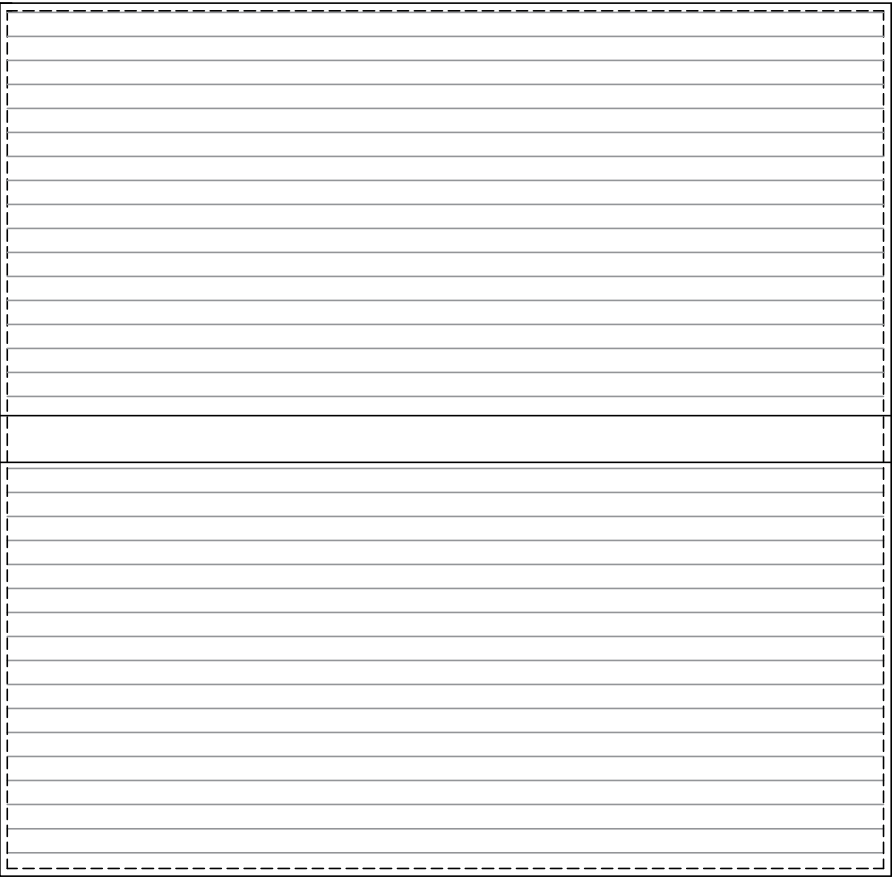
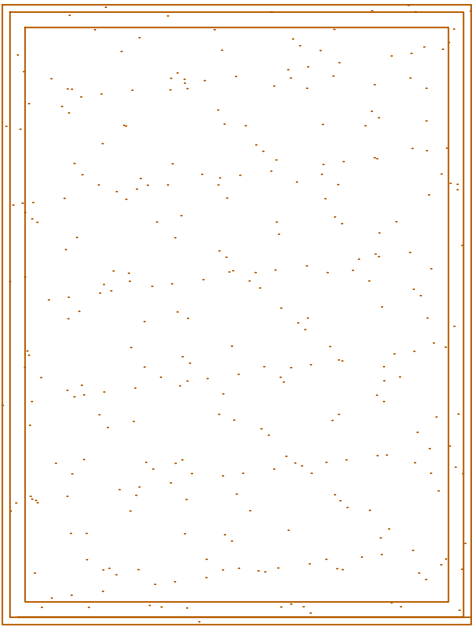
SOUTH

Legend:

Elevations Key:

- ① _ Existing brick wall
- ② _ Existing window/door
- ③ _ Existing roof tiles
- ④ _ Proposed window/door - white UPVc
- ⑤ _ New wall Marley Cedral Cladding - colour tba
- ⑥ _ New sedam roof
- ⑦ _ Existing render wall

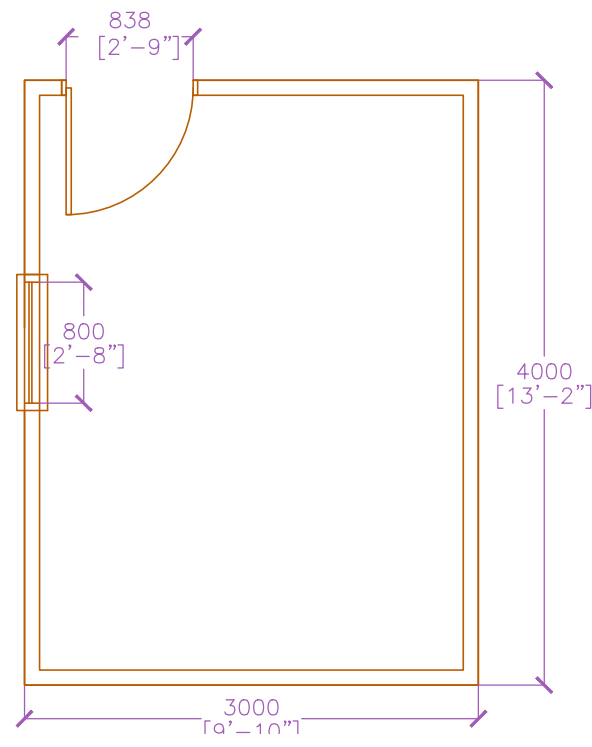
Proposed building to be off concrete slab base.
Walls of SIP panels with cladding. Roof SIPS with
Sedum cover



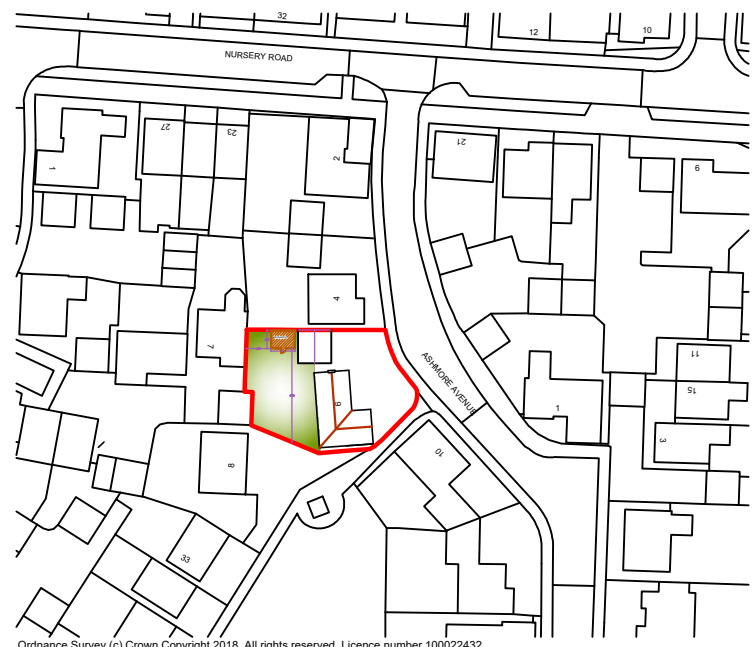
ROOF PLAN 1:50



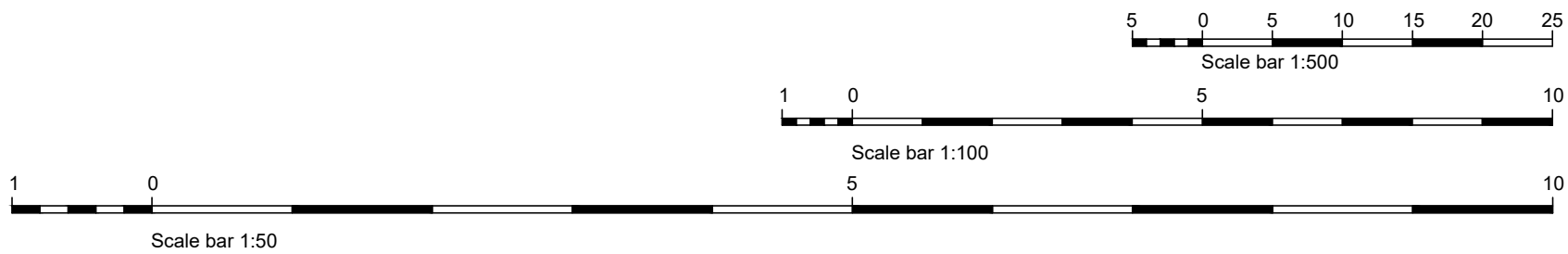
BLOCK PLAN 1:200



REAR ELEVATION
WEST



LOCATION 1:1250



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 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.

Rev.	Details	Date

10-11 The Parade
Willowhayne Crescent
East Preston
West Sussex
BN16 1NS

01903 859176
info@caldotec.co.uk
www.caldotec.co.uk

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

Drawn LG
Checked LG

PROPOSED FLOOR PLANS,ELEVATIONS, ROOF,
LOCATION AND BLOCK PLAN for proposed
Outbuilding Studio - under Permitted Development

Client Mr & Mrs McDonald
Site Address 6 Ashmore Avenue
Angmering
West Sussex
BN16 4GG

Printed As Shown on A1
Date 11/02/19
Drawing Number 16183/02b