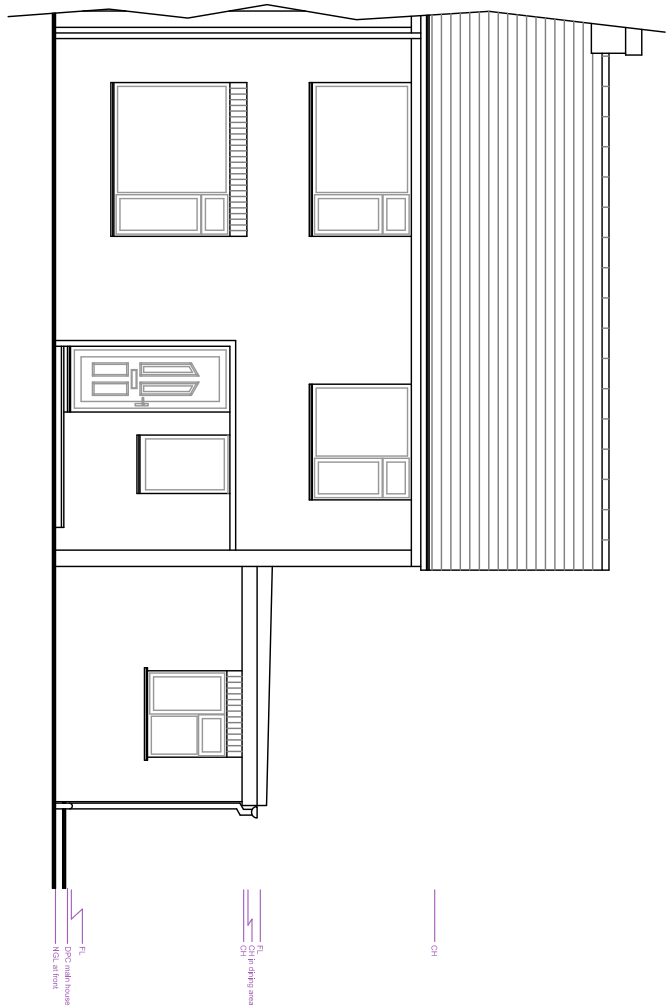
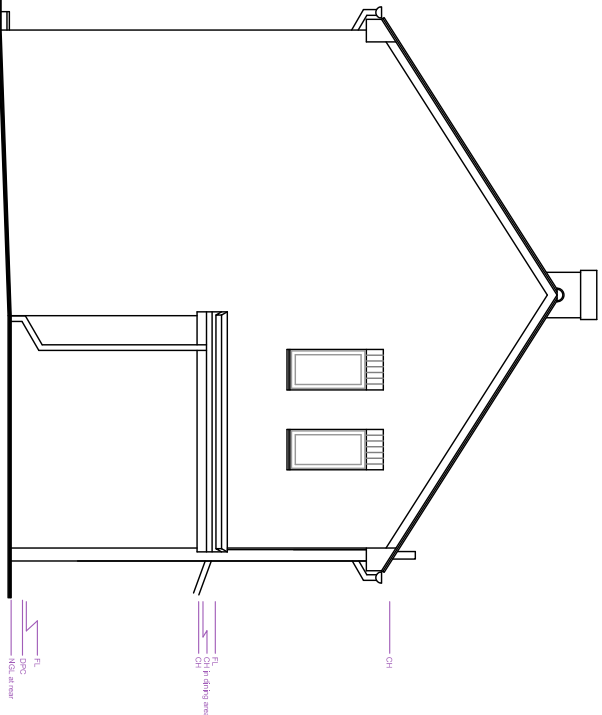
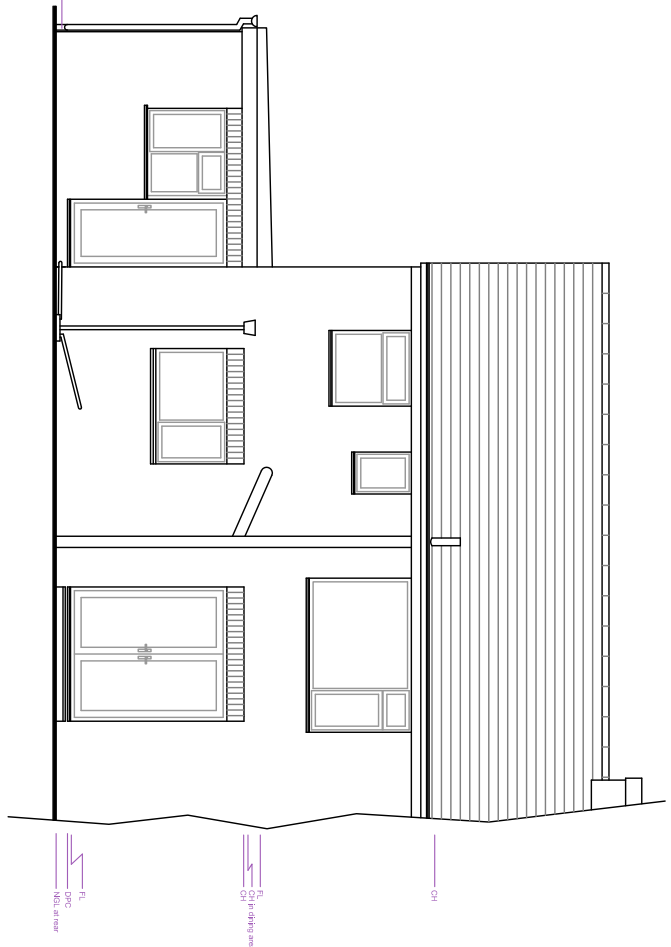




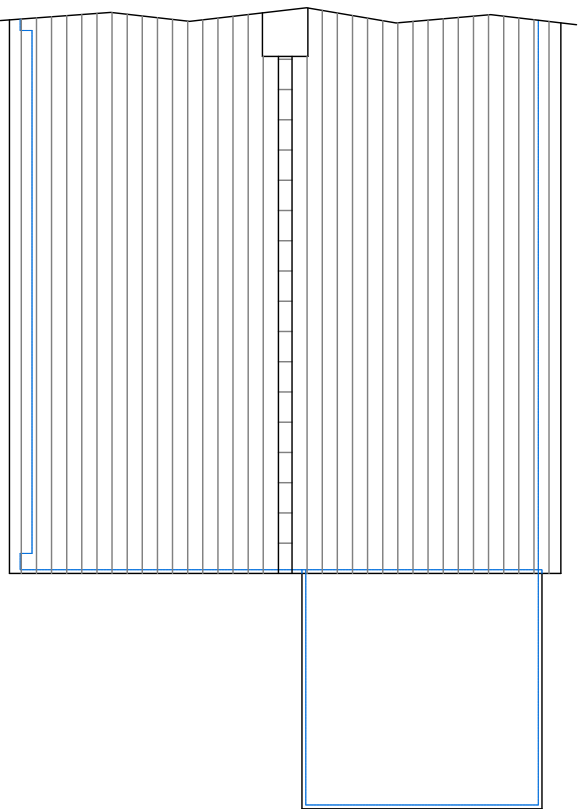
Existing Front Elevation - South West



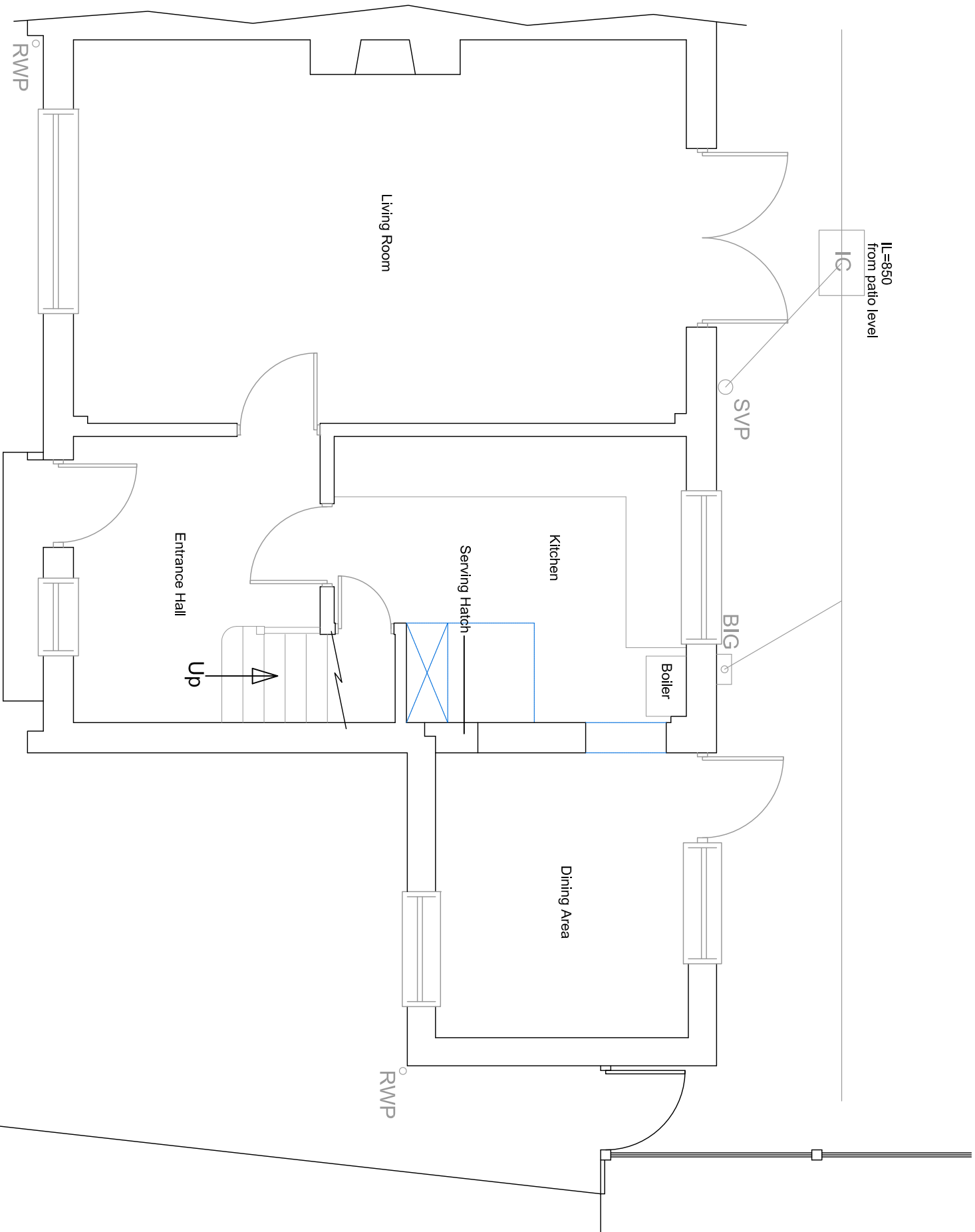
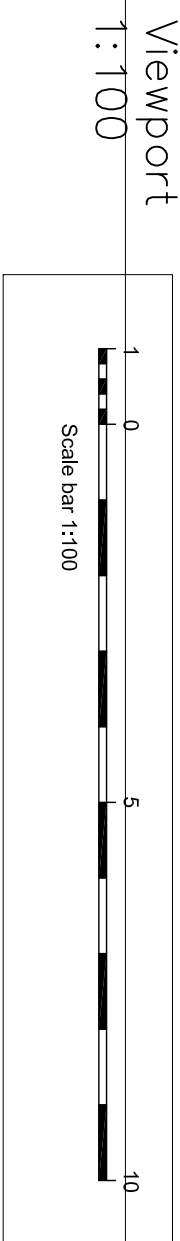
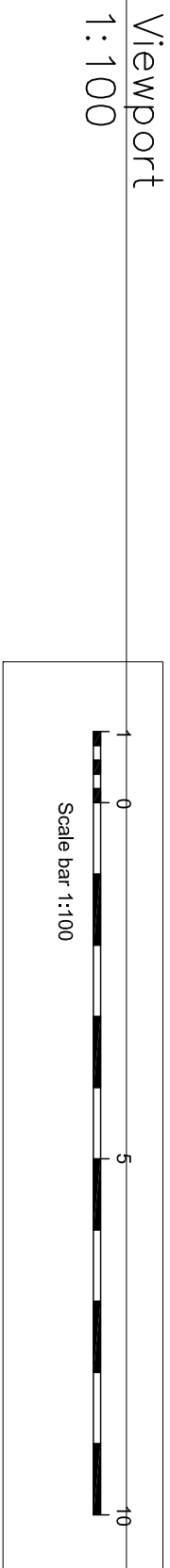
Existing Side Elevation - North East



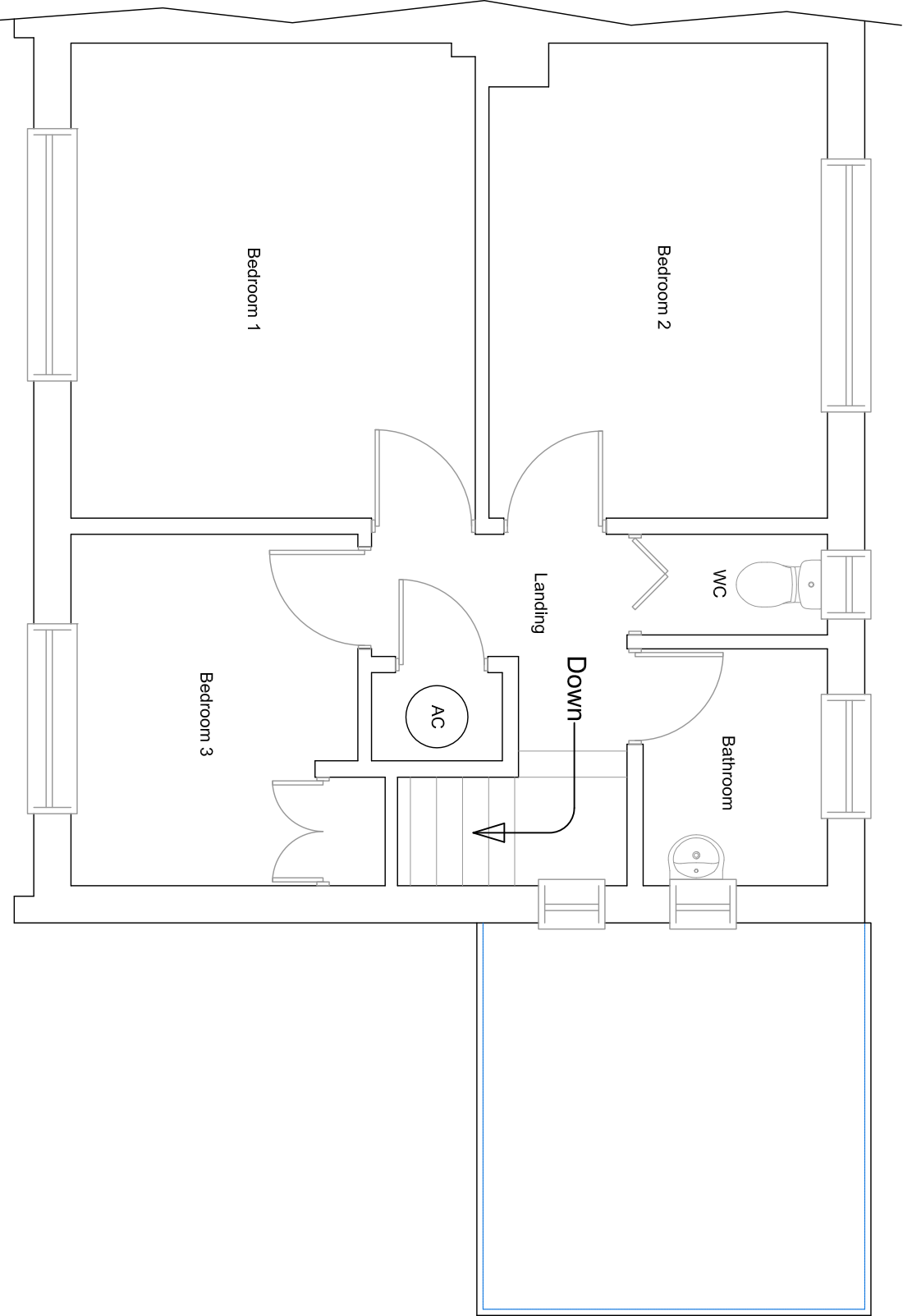
Existing Rear Elevation - North West



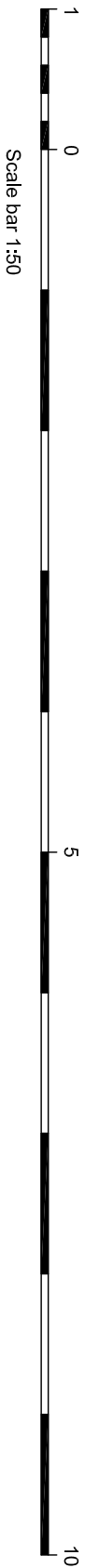
Existing Roof Plan



Existing Ground Floor Plan



Existing First Floor Plan



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

Dimensions & Scales  
All measurements shall be taken in accordance with the Building Regulations 2015, unless otherwise stated. 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. The Client/Contractor is responsible for obtaining all necessary approvals and for ensuring that the conditions of any such approvals are complied with. The responsibility of the Client.

Building Regulations Standards and Inspections  
The Client/Contractor is responsible for ensuring that the building complies with the current Building Regulations and to the satisfaction of 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 ensuring that the 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 necessary consents from the Managing Agent/Landlord. Coldtec Ltd can assist in facilitating, but any charges for such permission/consent or any other costs incurred shall be the responsibility of the Client imposing the charge.

Health & Safety  
The Client is responsible for ensuring 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 the Health and Safety Executive or discussed with Coldtec Ltd or the Principal Designer.

| Rev.                                                    | Details | Date |
|---------------------------------------------------------|---------|------|
| -                                                       | -       | -    |
| Liz Galloway<br>Design & Health & Safety<br>Consultancy |         |      |

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

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

Existing Plans, Elevations &  
Roof Plan

Client Skilton  
Site Address  
30 Meadow Way  
Ferring  
West Sussex  
BN12 5LD

Printed As Shown on A1  
Date <20/05/2020>  
Drawing Number <19032/01>