



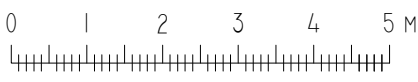
EXISTING EAST ELEVATION
SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING SOUTH ELEVATION
SCALE 1:100



REV	DATE	DESCRIPTION

IMPORTANT NOTES FOR CLIENT/ CONTRACTOR

WITH EFFECT FROM 01 OCTOBER 2018, SECTIONS OF SEWER PIPES OR DRAINING WHICH ARE OWNED WITH ANOTHER PERSON'S PROPERTY, OR ARE THROUGH ANOTHER PERSON'S LAND AND WHICH HAD BEEN PRIVATELY OWNED WERE TRANSFERRED BY LEGISLATION TO BECOME "PUBLIC SEWER" WHICH ARE OWNED AND MAINTAINED BY THE SEWERAGE COMPANY. (DETAILS OF THE CHANGES CAN BE FOUND AT WWW.SOUTHERNWATER.CO.UK/DOMESTICCUSTOMERS)

THE LOCATION OF THESE NEWLY ADOPTED SEWERS WILL NOT BE SHOWN ON THE OFFICIAL "MAP OF SEWER" AND THEIR POSITION IN RELATION TO PROPOSED BUILDING PROJECTS WILL BE LARGELY UNKNOWN. CONSEQUENTLY, APPLICANTS WILL NOT BE ALERTED OF THESE SEWERS BY THE USUAL CONSULTATIONS WITH THE SEWER AUTHORITY WHICH TAKE PLACE WHEN PROPOSALS ARE BEING CONSIDERED FOR PLANNING PERMISSION OR BUILDING REGULATIONS PURPOSES.

IF YOU SUSPECT YOUR PROPOSAL MAY INVOLVE A PUBLIC SEWER IN EITHER OF THE FOLLOWING WAYS, YOU SHOULD CONSULT THE RELEVANT SEWER AUTHORITY BEFORE COMMENCING CONSTRUCTION WORK TO MINIMISE ANY POTENTIAL DELAYS.

1) YOUR PROPOSAL INVOLVES BUILDING LINES OR WITHIN 2 METRES OF, A PUBLIC SEWER, OR 2) YOU WISH TO MAKE A CONNECTION TO, OR ALTER THE PIPING OR ACCESS TO, A PUBLIC SEWER.

ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING, DEPART FROM BY LOCAL AUTHORITY.

NO WORK IS TO BE COMMENCED UNTIL FULL PLANNING PERMISSION/ BUILDING REGULATIONS HAVE BEEN APPROVED AND ANY CONDITIONS DISCHARGED. ANY WORK STARTED PRIOR TO APPROVAL, IS SOLELY AT CLIENT'S/ CONTRACTOR'S RISK.

THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL LEVELS, DIMENSIONS ETC, PRIOR TO ORDERING MATERIALS AND STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED BACK TO RMR ARCHITECTURE LTD PRIOR TO COMMENCEMENT OF WORKS.

BEFORE APPROVAL OF MATERIALS BY LOCAL AUTHORITY IS A CONDITION OF THE PLANNING CONSENT. SAMPLES MUST BE SUPPLIED TO THE RELEVANT OFFICE OR APPROVED IN WRITING BEFORE RELEVANT WORKS ARE COMMENCED.

ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY. BUILDING CONTROL OFFICER IS IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFINISHED BUILDING WORKS MAY BE REQUIRED ON SITE.

IT IS THE RESPONSIBILITY OF THE BUILDING OWNER, OR TENANT, TO COMPLY WITH THE REQUIREMENTS OF THE PARTY WALL ACT 1999 IN RESPECT OF LOCATION AND CONSTRUCTION IN PROXIMITY TO CERTAIN BUILDING OR STRUCTURES, AND FOR CONNECTED PURPOSES.

IT IS THE RESPONSIBILITY OF THE BUILDING OWNER TO NOTIFY RMR ARCHITECTURE OF ANY PUBLIC SEWERS WHICH MAY PASS THROUGH OR NEAR TO THE PROPERTY, AS A SEARCH SURVEY WILL NOT BE PURCHASED UNLESS WE ARE NOTIFIED OF THEIR PRESENCE.

DRAWINGS HAVE BEEN PROVIDED FOR PLANNING PERMISSION/ BUILDING REGULATIONS SUBMISSIONS ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

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architecture - construction - homes

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PROJECT TITLE: PROPOSED EXTENSION

STATUS: PRELIMINARY

DRAWN BY: EL
DATE: 26TH FEB 2021
DRAWING TITLE: EXISTING ELEVATIONS 1
SCALE: 1:100 @ A1
DRAWING NO: EI04