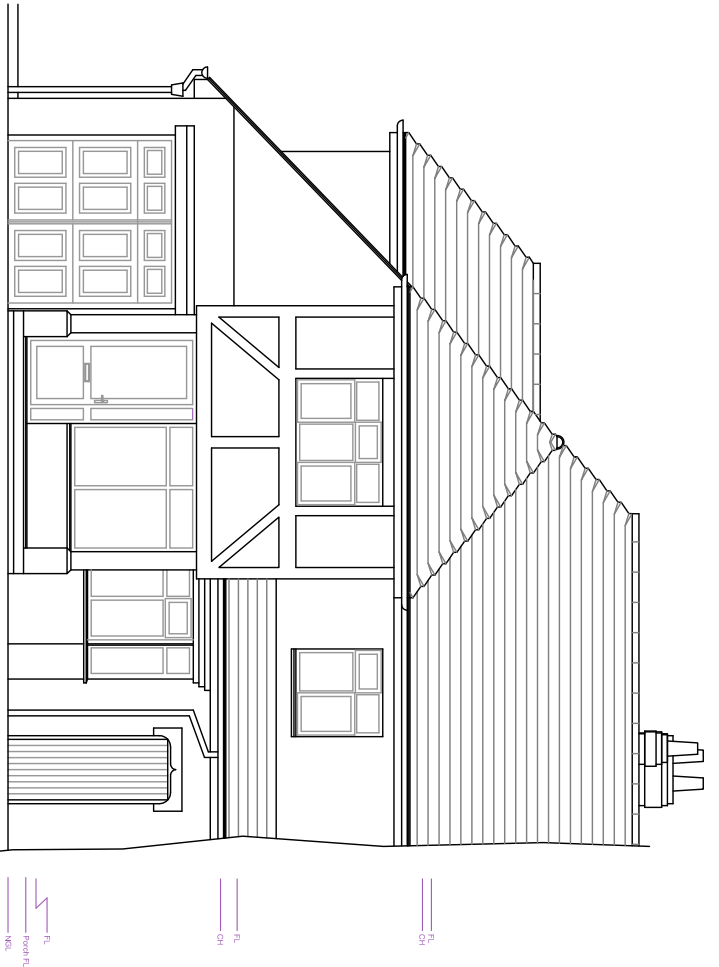
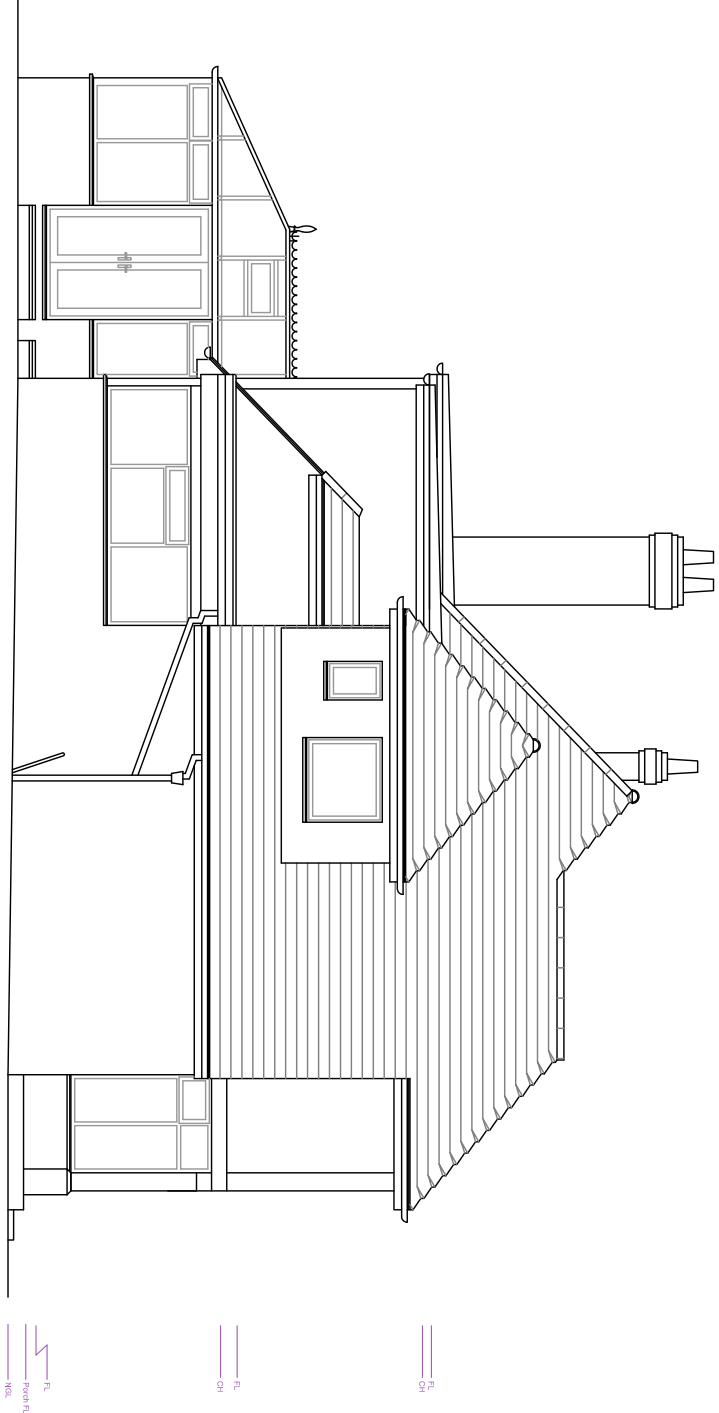
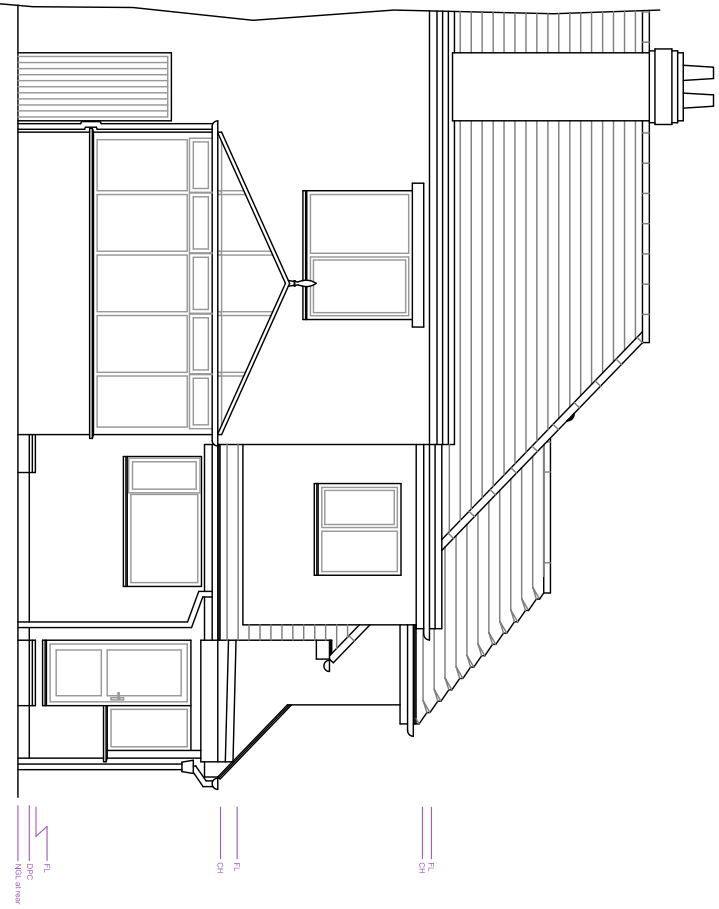


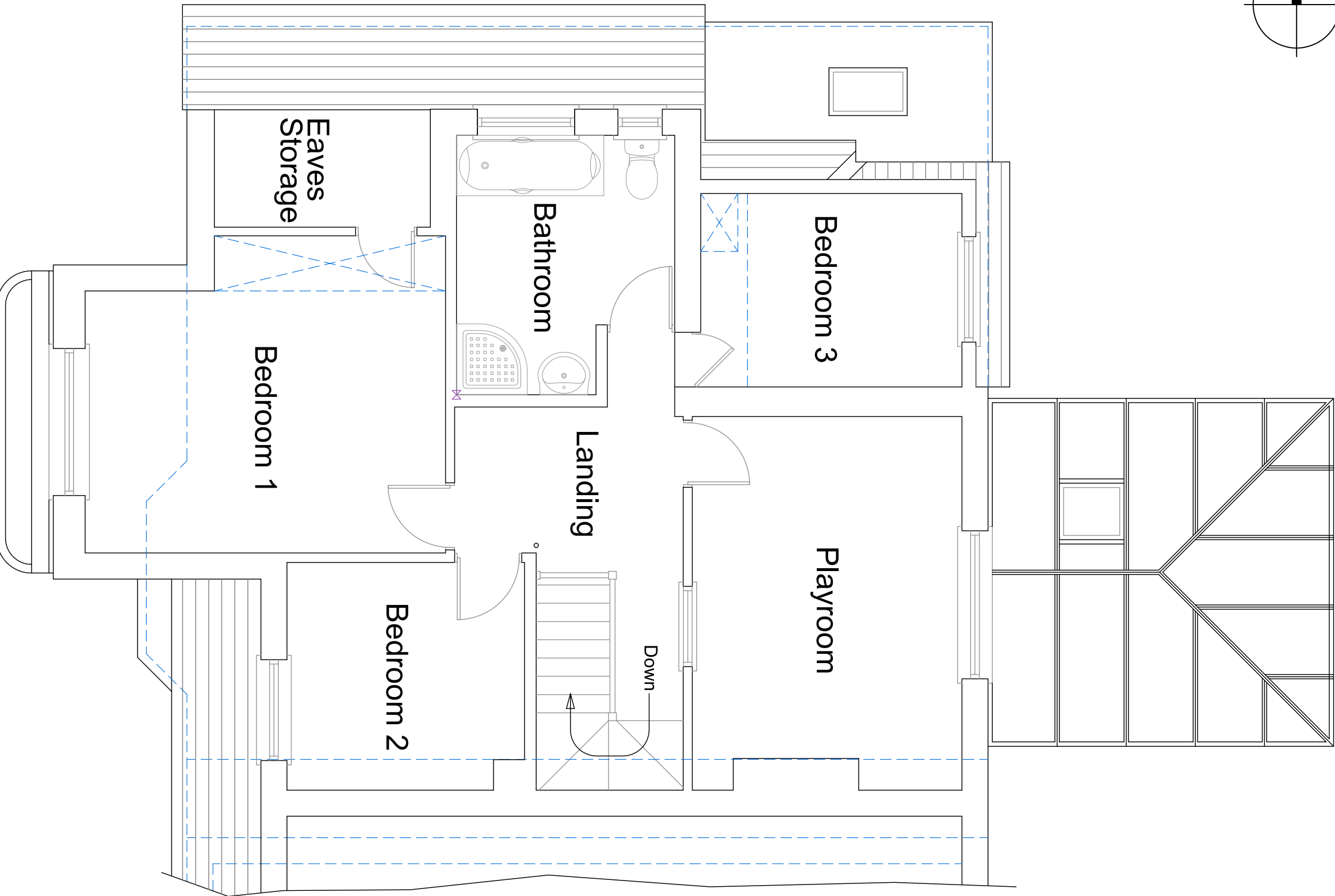
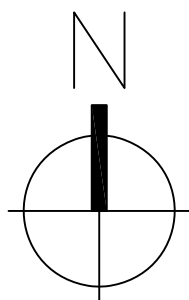
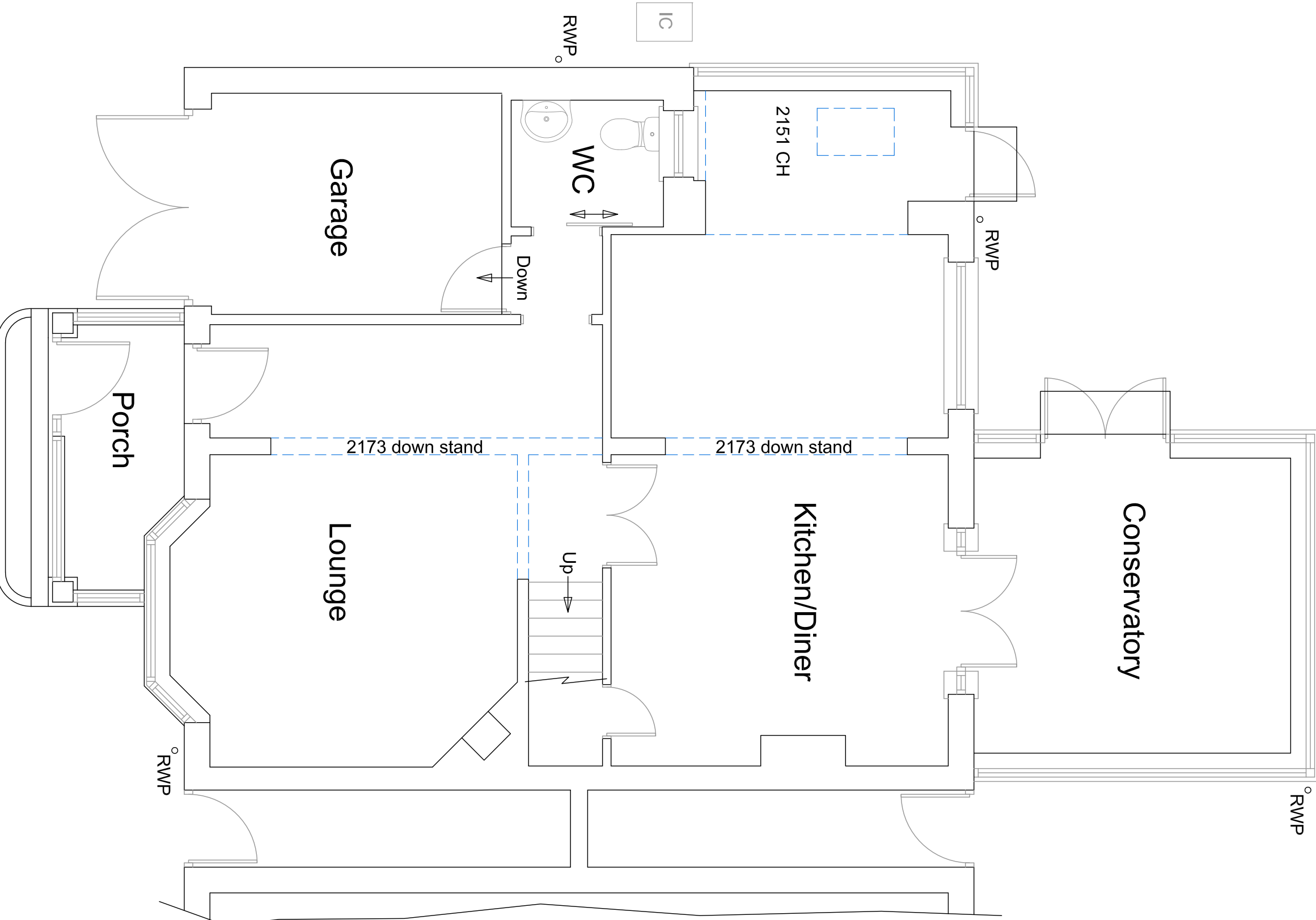
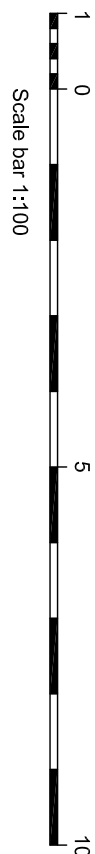


Existing Rear Elevation - East

Existing Side Elevation - North

Existing Front Elevation - West

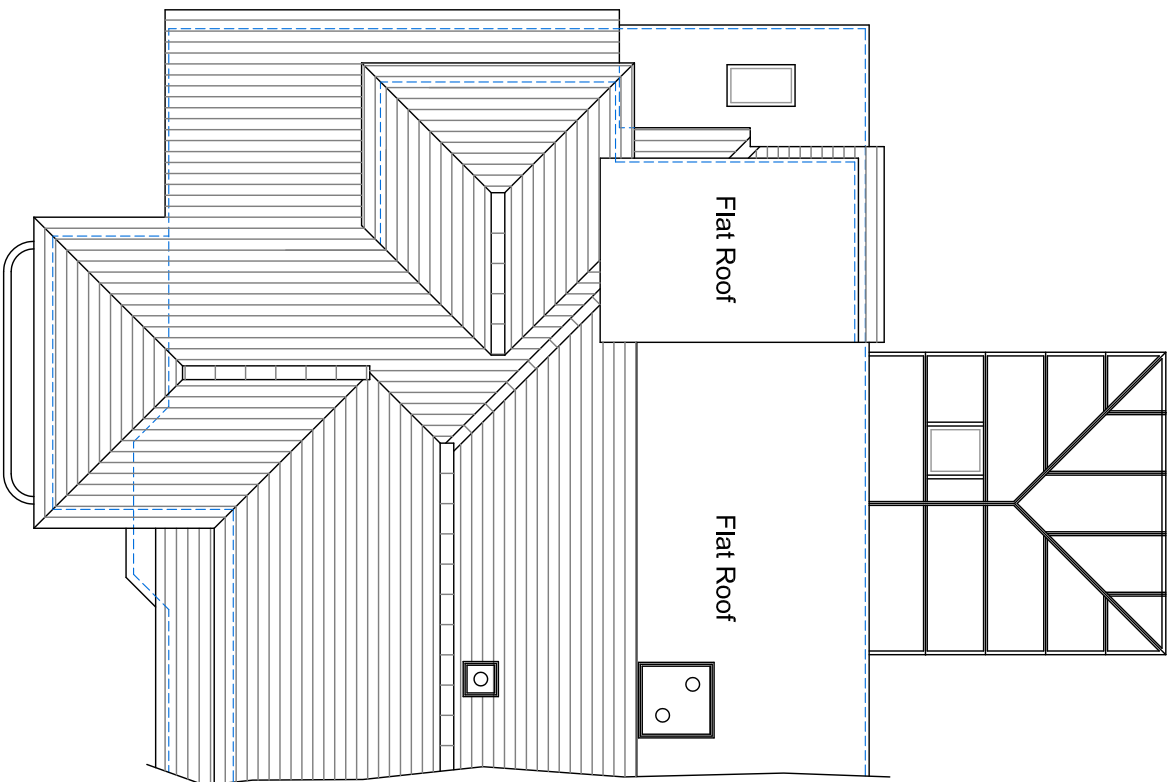
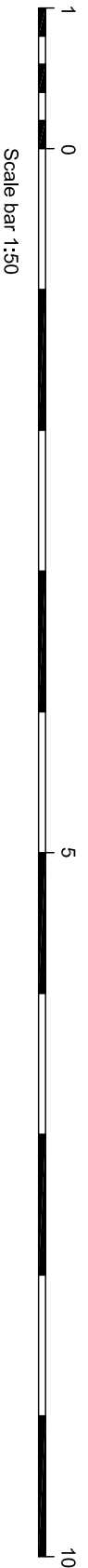
Viewport
1:100



Existing Ground Floor Plan

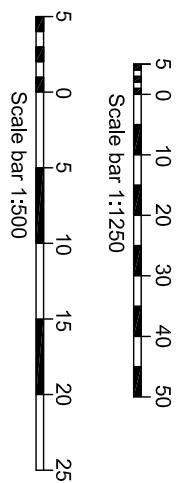
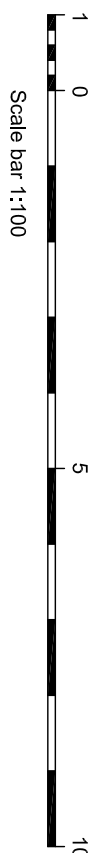
Existing First Floor Plan

Viewport
1:50



Existing Roof Plan

Viewport
1:100



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

Dimensions & Scales
Dimensions shall be given, depending 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 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 Southern Water drainage plans and licenses.

Building Regulations Standards and Inspections
The Client/Contractor is responsible for ensuring that the current Building Regulations and to the satisfaction of Building Control or Approved Inspector. The Client/Contractor is responsible for obtaining all necessary approvals and for ensuring that the conditions of any Southern Water drainage plans and licenses.

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 necessary permissions are obtained from Southern Water to do 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 obtaining all necessary approvals and for ensuring that the conditions 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 necessary consents from the Managing Agent, Estate Management or as is necessary for the project. Coldtec Ltd can assist in facilitating, but any charges for such permission/consent or party imposing the charge.
- Health & Safety
The Client is responsible for ensuring that the project complies 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 Coldtec Ltd or the Principal Designer.

- Legend:
- Elevations Key:
- ① _ Existing brick wall
- ② _ Existing window
- ③ _ Existing roof tiles
- ④ _ Proposed window
- ⑤ _ New brick wall matching existing
- ⑥ _ New roof tiles matching existing

Rev.	Details	Date

Liz Galloway
Design & Health & Safety
Consultancy

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West Sussex BN16 1PL

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

Existing Plans, Elevations &
Roof Plan

Client
Site Address
29 Parkside Avenue
Littlempton
West Sussex
BN17 6BG

Wickham

Printed
Date
Drawing Number

As Shown on A1
<31/03/2020>
<19025/01>