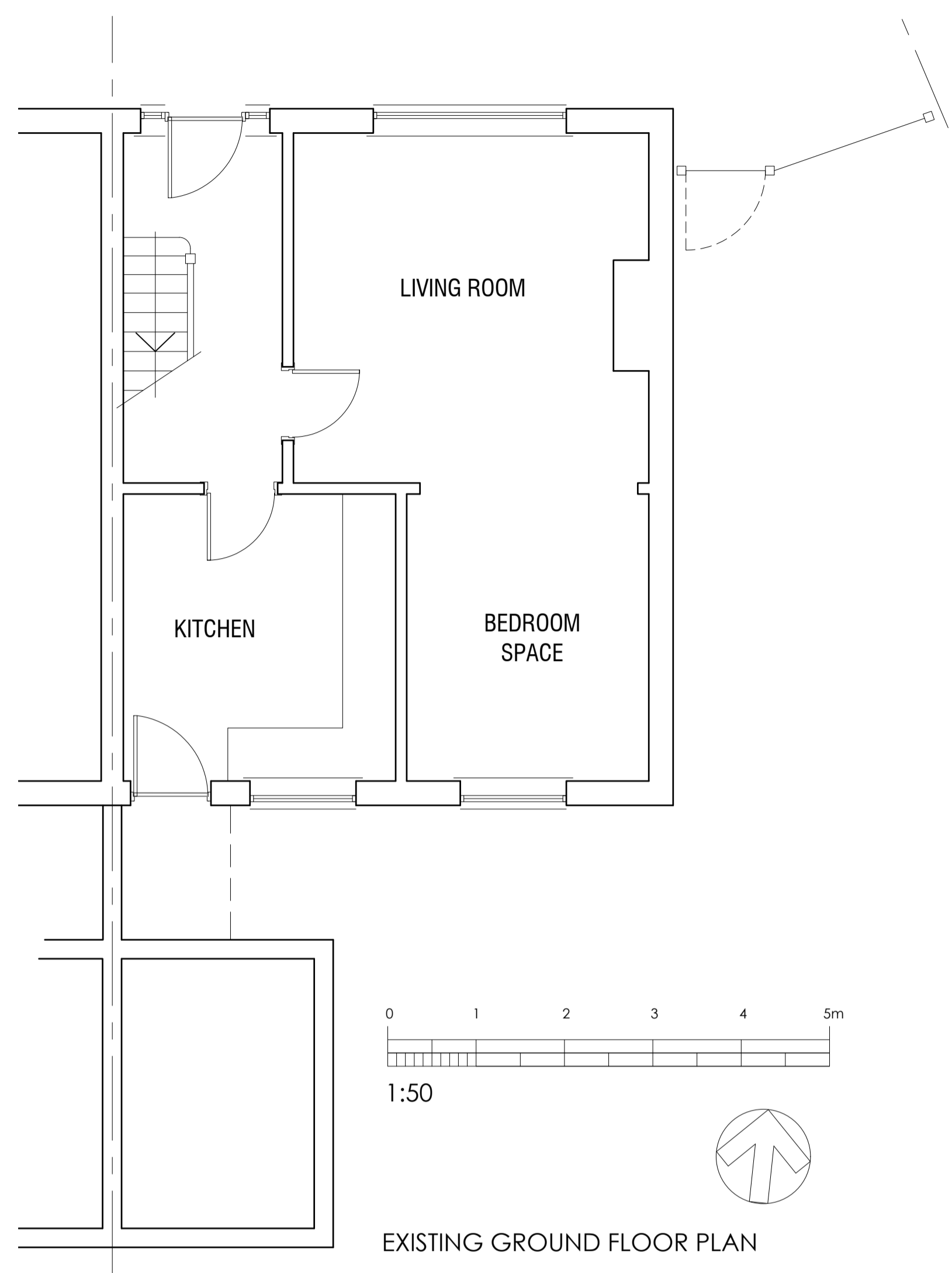
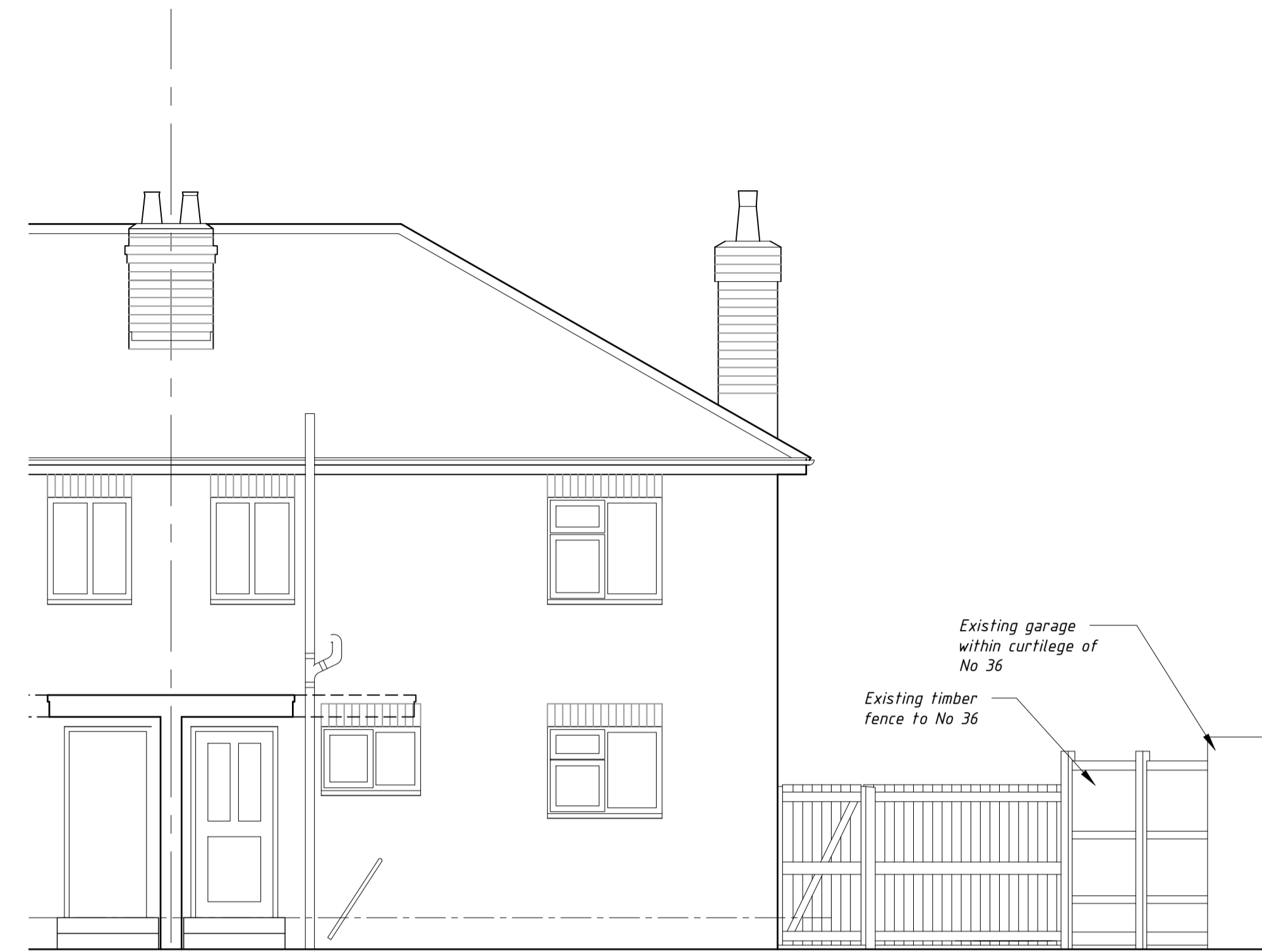


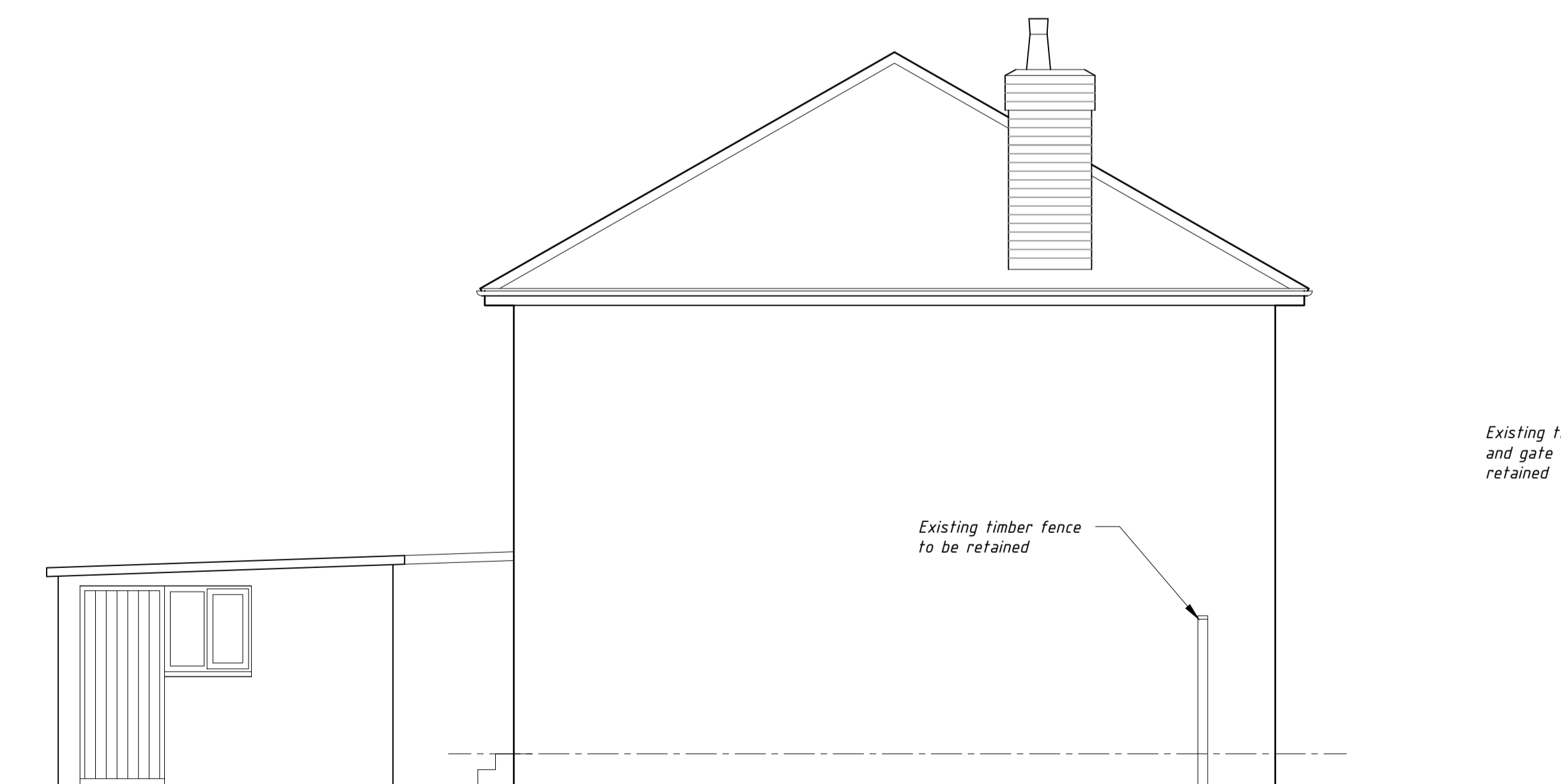
SITE PLAN



EXISTING GROUND FLOOR PLAN



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION

NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE ORDERING, PURCHASING, FABRICATION, ALTERATION OR INSTALLATION OF ANY ITEM ON OR OFF SITE, AND MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION. IF IN ANY DOUBT - ASK.

SERVICES AND OTHER RELEVANT SITE FEATURES ARE SHOWN WHERE KNOWN OR BELIEVED TO EXIST, BUT ALL BUILDING CONTRACTING ORGANISATIONS AND TRADESPEOPLE MUST SATISFY THEMSELVES THAT ALL HIDDEN CONSTRAINTS OR HAZARDS HAVE BEEN IDENTIFIED BEFORE COMMENCING EXCAVATION OR OPENINGS UP. THIS LAYOUT HAS BEEN ESTABLISHED FROM AN INITIAL DIMENSIONAL SURVEY, AND THIS DOES NOT CONSTITUTE A CONDITION SURVEY OF THE PROPERTY. WHERE DEMOLITION AND/OR REFURBISHMENT WORK IS UNDERTAKEN THE SITE SHOULD BE SURVEYED AND IF NECESSARY TESTED BY A SUITABLY QUALIFIED SURVEYOR FOR THE PRESENCE OF ASBESTOS OR ASBESTOS CONTAINING MATERIALS (ACMs) WHICH WERE WIDELY USED IN CONSTRUCTION BEFORE THE YEAR 2000. IF IN DOUBT SEEK FURTHER ADVICE FROM THE HEALTH & SAFETY EXECUTIVE.

THIS DRAWING HAS BEEN PRODUCED FOR CONSULTATION WITH AND BETWEEN THE LOCAL AUTHORITY AND THE CLIENT PRIOR TO PLANNING SUBMISSION, AND FOR SUBMISSION FOR APPROVAL(S), AND MUST NOT BE USED FOR ANY OTHER PURPOSE, UNLESS EXPRESSLY AUTHORISED IN WRITING BY MELLOR ARCHITECTS.

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GENERAL NOTES

All workmanship and materials to comply with Current Building Regulations, Approved Documents, British Standards, Codes of Practice. All structural timbers to be pressure impregnated with preservative. All materials to be fixed, applied or mixed in accordance with manufacturers printed instructions or specification. All materials shall be suitable for their purpose.

Contractor to notify the Building Control Officer at each stage of construction where applicable.

The contractor shall take into account everything necessary for the proposed execution of works to the satisfaction of the "Inspector" whether or not indicated on the drawing.

This drawing has been produced primarily for submission in respect of Building Regulations compliance. The specification is to be read strictly in accordance with layout and other detailed drawings. All dimensions are to be fully checked and verified on site by the General Contractor before setting out any site or shop work or ordering any materials or components.

CDM REGULATIONS  
The owner should be aware of their responsibilities and duties under the Construction (Design and Management) Regulations 2015 which relate to building works. Specific requirements apply to 'domestic' clients which are explained in full on the website of the Health and Safety Executive (HSE).

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
  - Insertion of DPC through wall
  - Raising a wall or cutting off projections
  - Demolition and rebuilding
  - Underpinning
  - Insertion of lead flashings
  - Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
- A Party Wall Agreement is to be in place prior to start of works on site.

REV. DATE REVISION NOTE

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CLIENT  
MS STEPHANIE FARLEY  
with BLACKPOOL COASTAL HOUSING

PROJECT  
**PROPOSED GROUND FLOOR WETROOM  
and BEDROOM ALTERATION  
34 TROUGHTON CRESCENT  
BLACKPOOL, FY4 4BB**

DRAWING TITLE  
EXISTING PLAN & ELEVATIONS

DATE NOVEMBER 2020 DRAWN SR/PJB SCALE @ A1 1/50, 1/200

DRAWING NUMBER 1946-P-01 REV 0

PRE-TENDER ISSUE  CONSTRUCTION ISSUE  
 TENDER ISSUE  AS-BUILT DRAWINGS