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- 1/ This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
 - 2/ This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
 - 3/ This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.
 - 4/ Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
 - 5/ Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.
 - 6/ All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
 - 7/ It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.
 - 8/ The client should ensure that their Buildings / Contents insurance company is notified of the relevant building works being undertaken on their property.
 - 9/ The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

Date	Revisions

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Client
Mr. P. Rogers

Job Title
Demolition of existing garage and erection of a detached dwelling.
(detached 2-bedroom dwelling with kitchen, living room, Bathroom, 2 bedrooms with en-suite to master bedroom)
Land rear of 75 Lustrells Crescent, Saltdean, Brighton, East Sussex. BN2 8FL.

Drawing Title
Existing Site Layout Plan, Location Plan, And Block Plan.

Scale
1:100, 1:500 & 1:1250 @ A1

Date
November 2023.

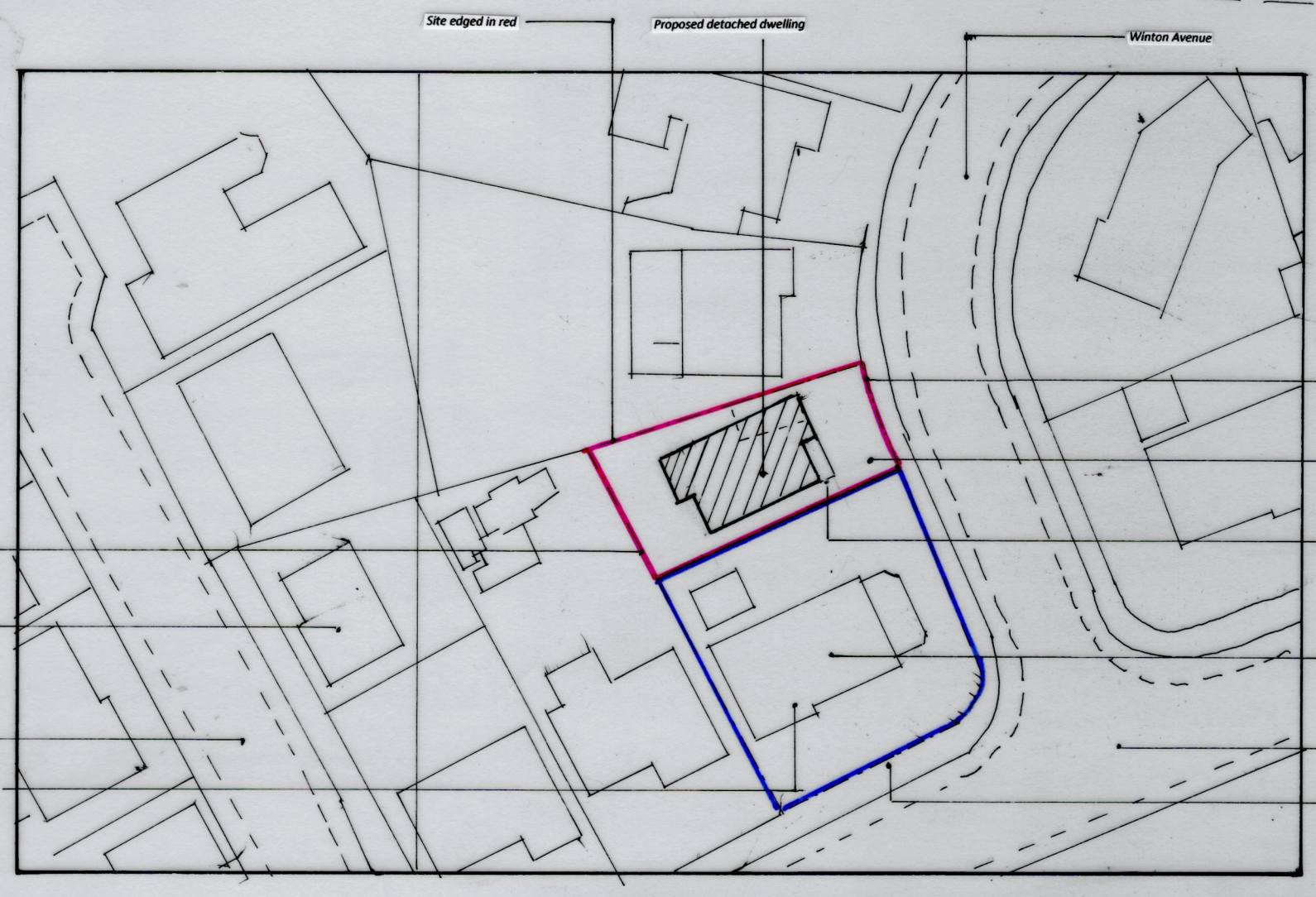
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EXISTING

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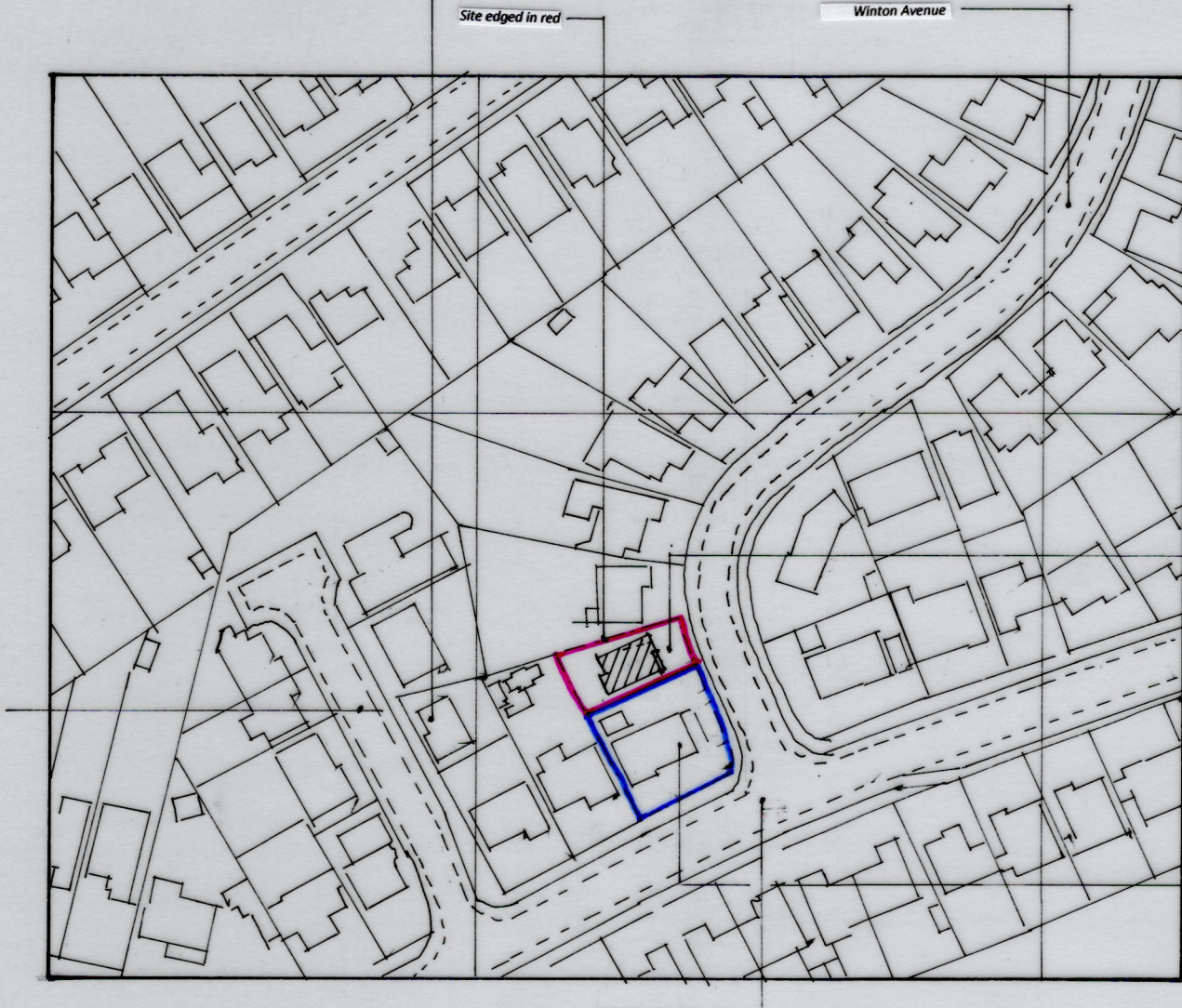
Rev.

Existing Site Layout Plan (scale 1:100)



Block Plan (scale 1:500)

Recent planning approved for a new dwelling on land rear of 71 Lustrells Crescent with reference number B102017/02168 approved 2013



Location Plan (scale 1:1250)

SITE AREA:-

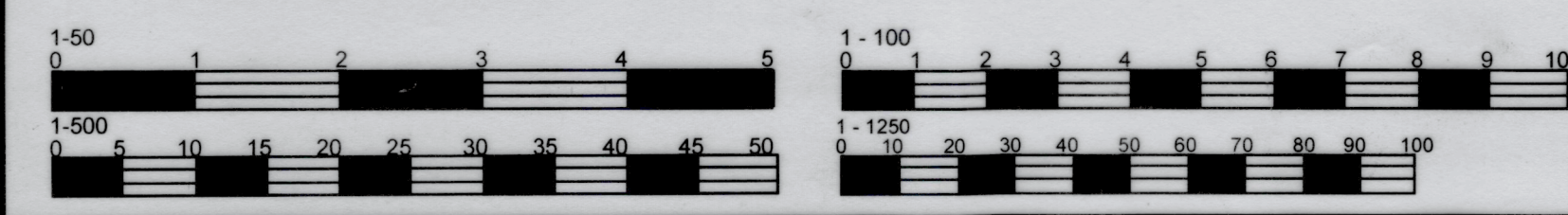
Existing site area of complete site = 620sq m Proposed plot area = 215sq m
Leaving existing site for number 75 = 405sq m

Proposed rear garden = approximately 50sq m, front area includes an off-street parking space and landscaped area

Proposed Building Floor Area :-

Ground Floor Plan = 67.25sq m

Bedroom 1 = 13.45sq m (double bedroom) En-suite = 2.85sq m Bedroom 2 = 11.80sq m (single bedroom) Bathroom = 3.75sq m
Kitchen area = 9.00sq m Living room area = 13.95sq m



PLANNING APPLICATION DRAWING