



Existing Ground Floor Plan

PROJECT ADDRESS  
 28 NORTH ROAD  
 CLACTON ON SEA  
 CO15 4DA

DWG TITLE <b>EXISTING PLAN</b>				
SCALE	DATE	DWG #	ISSUE	DRAWN BY
1:100@A3	16/10/2023	N-A/28NR/401	A	AA

**PARTY WALL NOTICES:**  
 PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS.

**DIMENSIONS:**  
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AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A. AND NOTIFIES TO LOCAL COUNCIL ONCE DEVELOPMENT COMPLETED.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFULNESS FOR A FORMAL CONFIRMATION.

- = 30 MINUTE FIRE RESISTING DOOR AND FRAME
- = EMERGENCY LIGHTING TO BS5266: Part 1 1988
- = HEAT DETECTOR
- = SMOKE DETECTOR WITH SOUNDER

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