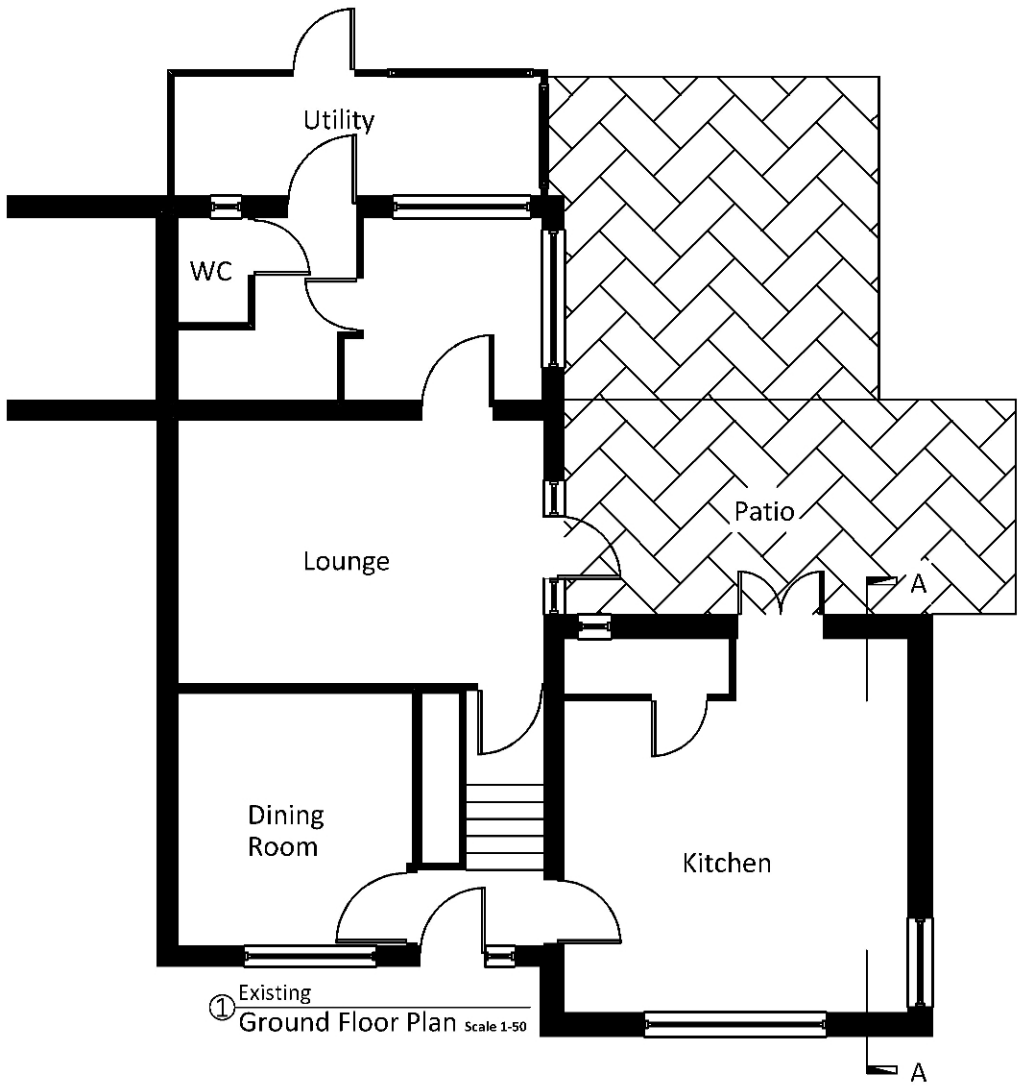
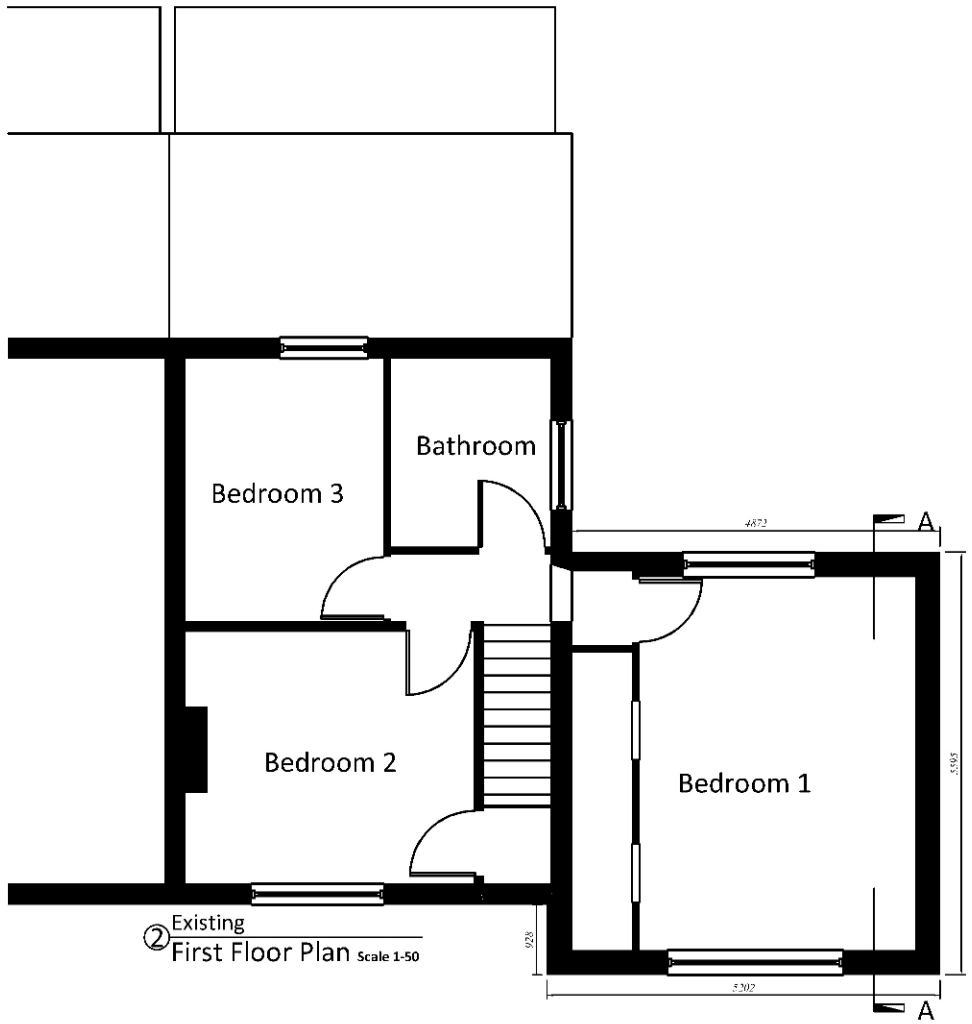
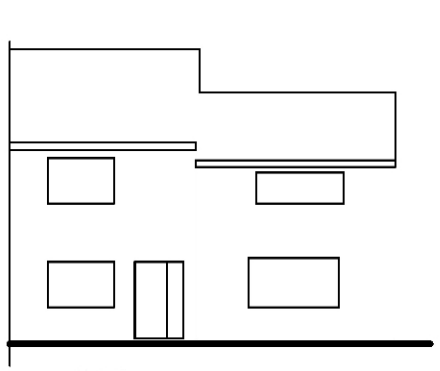


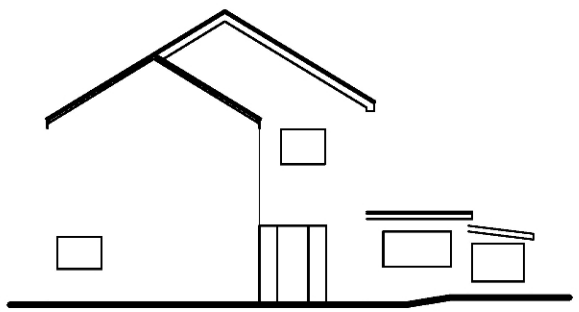
① Existing Ground Floor Plan Scale 1-50



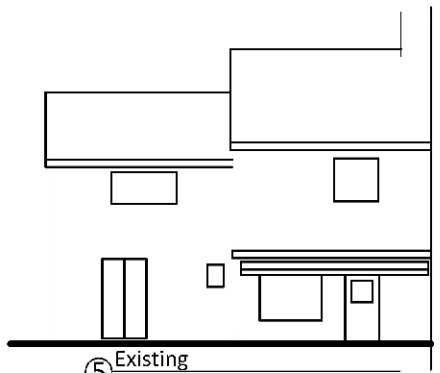
② Existing First Floor Plan Scale 1-50



③ Existing Front Elevation (N) Scale 1-100



④ Existing Side Elevation (E) Scale 1-100



⑤ Existing Rear Elevation (S) Scale 1-100

SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL NOT FOR CONSTRUCTION

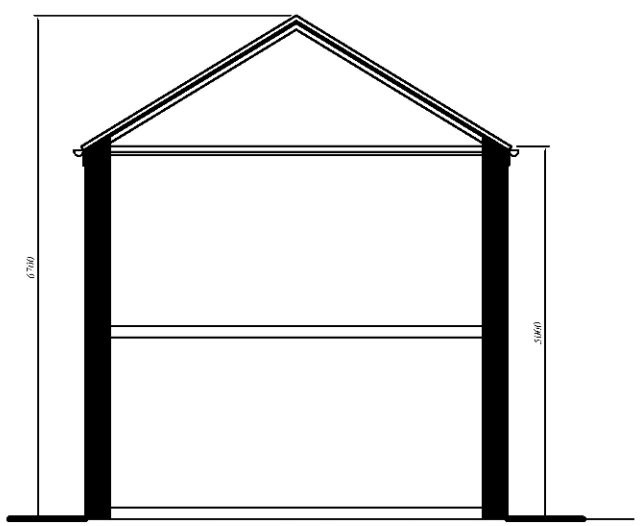
SUBJECT TO LOCAL BUILDING CONTROL APPROVAL NOT FOR CONSTRUCTION

0.0m 1m 2m 3m 4m 5m

Scale 1:50

0.0m 1m 2m

Scale 1:20



⑥ Typical Section A-A Scale 1-50

General

This drawing is to be read in conjunction with Sedgwick standard contract documentation and all other relevant documents. Unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown in millimetres.

Layout of the works is to remain flexible to unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and discuss with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping. Design to be undertaken by a suitably qualified professional.

All excavations are exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, unless specified otherwise, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground / finishes / surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

that demolition, excavation, drilling, cutting etc into existing structures or materials is be carried out carefully in case there are any hidden services

that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any load bearing or stability function and temporary propping provided as necessary

that any existing structure or materials to be drilled, cut or otherwise disturbed, be checked for asbestos content and appropriate action taken

Before commencing works on site, Sedgwick and contractor to ensure that there are no adopted lateral drains or sewers within 3m of the proposed works.

If any are found, Sedgwick to advise the Design Engineer immediately as a Building Over agreement will be required with the Local Water Authority and approval must be obtained before the works are started.

REV	DRAWN	DATE	DESCRIPTION
A	RP	03.2025	Existing Layout Plans and Elevations

sedgwick.
Repair Solutions Design Office,
Solent House, 1460 Parkway,
Whiteley, Hampshire PO15 7AF

JOB ID
Massey

SITE ADDRESS
Starcross, Saintree road,
Ramsey,
Huntingdonshire,
PE26 2TF

PROJECT
Demolition and Reconstruction of Extension

DRAWING TITLE
Existing Layout Plan & Elevations

INITIAL DRG DATE	DRAWN BY
November 2024	RP
SCALE	DRG SIZE
1:50 or as shown	A3

REFERENCE	DRG No.	Rev.
6874415	101	A