General Notes:

The survey undertaken is a measured survey only and not a structural or building survey of any kind. For investigation into building condition, floor, wall and roof build up, foundation details, soil investigation etc a structural engineer or building surveyor should be consulted.

This measured survey has been undertaken as precisely as achievable using a measuring tape (tolerance +/- 25mm) however it must be appreciated that measurements are restricted where affected by furniture and property possessions and it must be appreciated that rooms are not generally square (walls at 90 degree angles) and therefore measurements will vary dependant on where they are taken within each room, this also applies to heights as floors and ceilings cannot be guaranteed as being level.

It is important that when new works are to be carried out to any room within the house (including loft) or works externally adjoining a new extension to the existing property, measurements must to be taken by the builder/installer prior to any work being undertaken, fabrication or ordering of materials etc to determine the available space to accommodate the new works.

Generally for roof voids, measurements have been taken to the underside of ridge, distance between purlins and approximate roof pitch where possible in order to gain sufficient information for the purpose of preparing elevations for planning purposes only. Where new works involve an extension roof joining or aligning in with an existing roof slope the builder is to check the roof pitch of the affected roof slope and tie in the new roof accordingly.

Ground level line shown on elevations and boundary positions, manholes, paving and paths, adjacent properties, sheds, trees and hedges etc are approximate only. if it is a requirement for a precise level and and external plan survey the client should appoint an appropriate specialist company to carry out a topographical survey.

All plumbing runs shown are assumed where not visible and precise arrangement if required to be determined by contractor by opening up boxing.

Radiators have only been picked up where seen.

Where the full layout of the existing foul and surface water drainage system is unknown i.e positions of manholes and soakaways and routes of drains the client is advised to obtain a Southern Water map and where necessary have a CCTV survey undertaken by a specialist company.

Where taken, ceiling heights, cill heights, floor heights etc shown are from the floor finishes in the property at the time of the survey.

EXISTING MATERIALS

Concrete Interlocking/Pantiles to House Roof.

Felt Roofing to Flat Roof Garage Area.

Polycarbonate to Conservatory Roof.

Facing Brickwork External Walls to Ground Floor.

Horizontal Upvc Cladding to External Walls to First Floor.

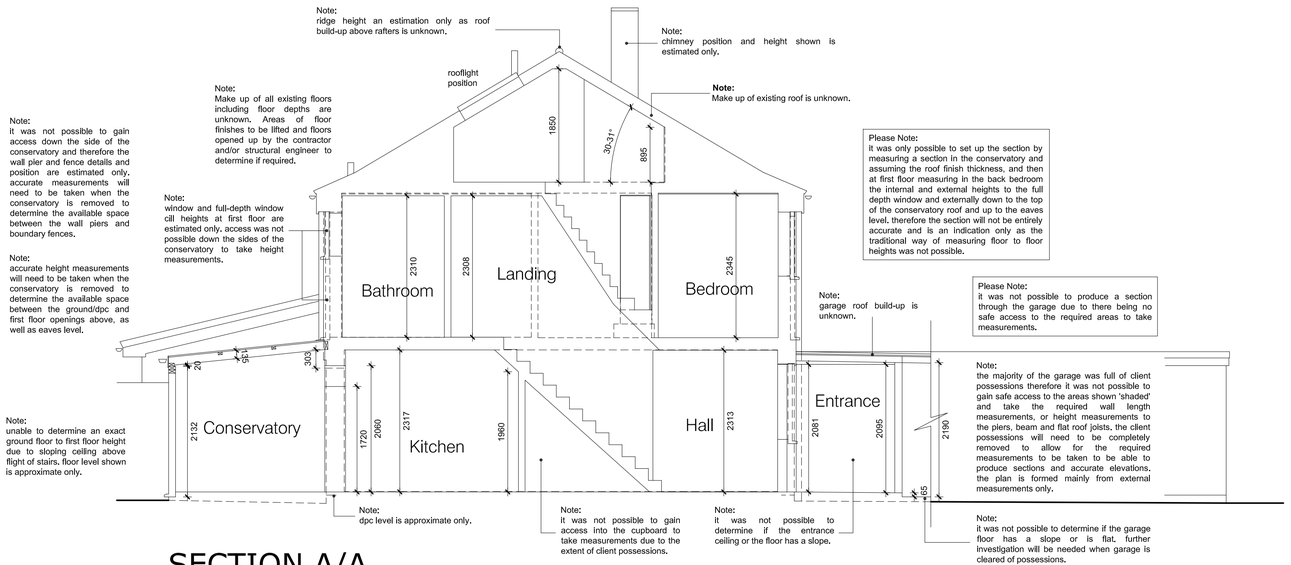
Dark Blue Metal Garage Door.

Brown Timber Conservatory Walls, Windows and Doors.

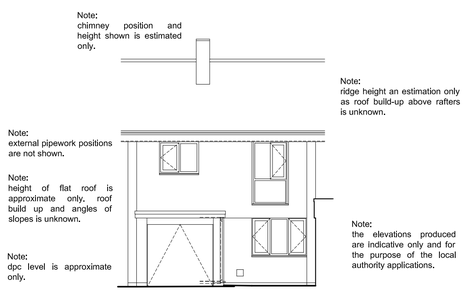
White Upvc Front Door and Windows timber window to garage).

White Upvc Fascias and Soffits.

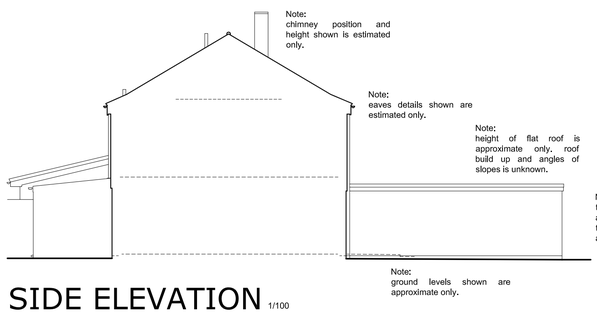
Black Plastic Rainwater Goods.



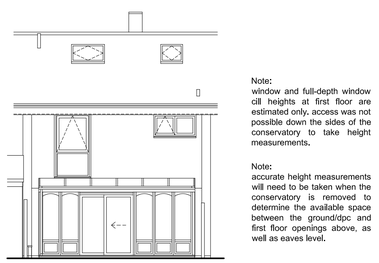
SECTION A/A 1/50



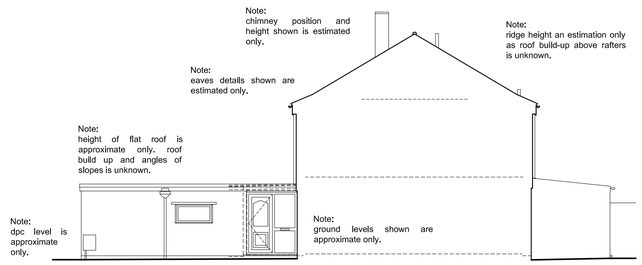
FRONT ELEVATION 1/100



SIDE ELEVATION 1/100



REAR ELEVATION 1/100



SIDE ELEVATION 1/100

0 1 2 3 4 5m

LINEAR SCALE 1:50

0 1 2 3 4 5 6 7 8 9 10m

LINEAR SCALE 1:100

Do not scale from this drawing unless for Planning purposes.

Figured dimensions only shall be taken from this drawing.

All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works and any discrepancies brought to the attention of the client and/or Architect immediately.

This drawing is to be read in conjunction with all other drawings, specialist consultants' drawings, together with structural engineers' details and calculations. Any disparity between drawings to be brought to the attention of the client and/or Architect.

The contractor is to check all wall widths and spans prior to ordering any lintols or beams. The contractor to check with Catnic or I.G etc for the correct lintol type to suit the situation.

All works are to be carried out in strict accordance with the relevant sections of the current approved Building Regulations, Structural Engineers' details and calculation (where applicable), Codes of Practice and Manufacturers recommendations.

Boundary and tree positions shown are approximate only. client to organize a Land Survey company should they require accurate positions and site levels.

The contractor is to ensure adequate precautions are taken in respect of Health and Safety legislation at all times throughout the duration of the works.

The Drawing Notes and/or specification does not purport to cover each and every item required to complete the project. The contractor is advised to verify the full extent of the works with the client.

This drawing is the property of Helen Gaffney and may not be reproduced without permission.

Revision	Date	Description

drawing status: SURVEY		project ref: 656/24	drawing no: 02 / revision: 0
title: Existing Elevations and Section		project: 71 Corsletts Avenue, Broadbridge Heath.	
date: Dec 2024	scale: 1:50–100 @ A1	drawn: MH/HG	client: Rebecca & David Downer

Gaffney Architecture
Chartered Architects
Kinsale Blue, Compton's Brow Lane, Horsham, West Sussex RH13 6BX
T 01403 265003 M 07881 922145 E helen@gaffneyarchitecture.com