



Existing electric meter cupboard/
distribution board to be retained.

All fixtures / fittings / doors / non load bearing partition walls indicated as dashed to be removed as part of internal strip out works.

Existing external louvred door to be retained and repaired where required.

Red dashed linework denotes existing wall (assumed load bearing subject to confirmation) to be removed as part of internal strip out works and support of remaining structure to Structural Engineer's design and details.

WC to be removed, indicated as dashed. All existing sanitary ware, fixtures and finishes within WC to be removed as part of internal strip out works.

Existing doors, indicated as dashed, to be removed as part of strip out works

Existing shopfront to be retained and repaired where required

— Existing external door indicated
as dashed to be removed

— Existing door to be retained and repaired where required

AEWTP039

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing may be scaled for planning purposes only.
- This drawing shall not be reproduced without express written permission from AEIOW.
- Title overdrawings and ownership boundaries are produced using all reasonable endeavours. AEIOW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **At Annual Design Review**

Principal Designer: **Bernard Sims Associates**

Unless noted below, all known hazards have been highlighted on the drawing:

- This drawing is based on Green Hatch Survey Solution drawing 19803-246_01_P dated (08.08.23).
- Asbestos survey report required prior to fit out works.
- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Refer to Philipps Accoustics - Plant Noise Assessment Report ref: Z3800-002 for noise survey detail.
- Refer to Purified Air report reference RM29552, Haying Island for own extract system odour abatement details and specification
- Proposed removal of internal walls and alterations to load bearing structure subject to structural survey. Where walls are found to be load bearing, removal subject to structural engineer's design and detail

 Existing walls to be removed. Any structural walls identified to be removed subject to Structural Engineers design & details.

 Existing overhead structural beams / bulkheads.
Any structural work to existing beams TBC by
Structural Engineers.

Existing GIA		
Ground Floor	124.6m ²	1341ft ²

A	12/10/2023	AT	AL
Drawing updated to suit work stage			

-	22/08/23	WG	TSS
Initial Issue			

REV	Date	Drawn by: -	Checked by: -
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Status	Purpose of Issue
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drawing stage **Stage 4c - Planning**

client

Private Client

project	store
31 Elm Grove Hayling Island PO11 9EA	PJ00314

drawing title

Existing GA Plan

date	22/08/2023	drawn	WG
scale@A1	1:50	checked	TSS

Existing GA Plan