

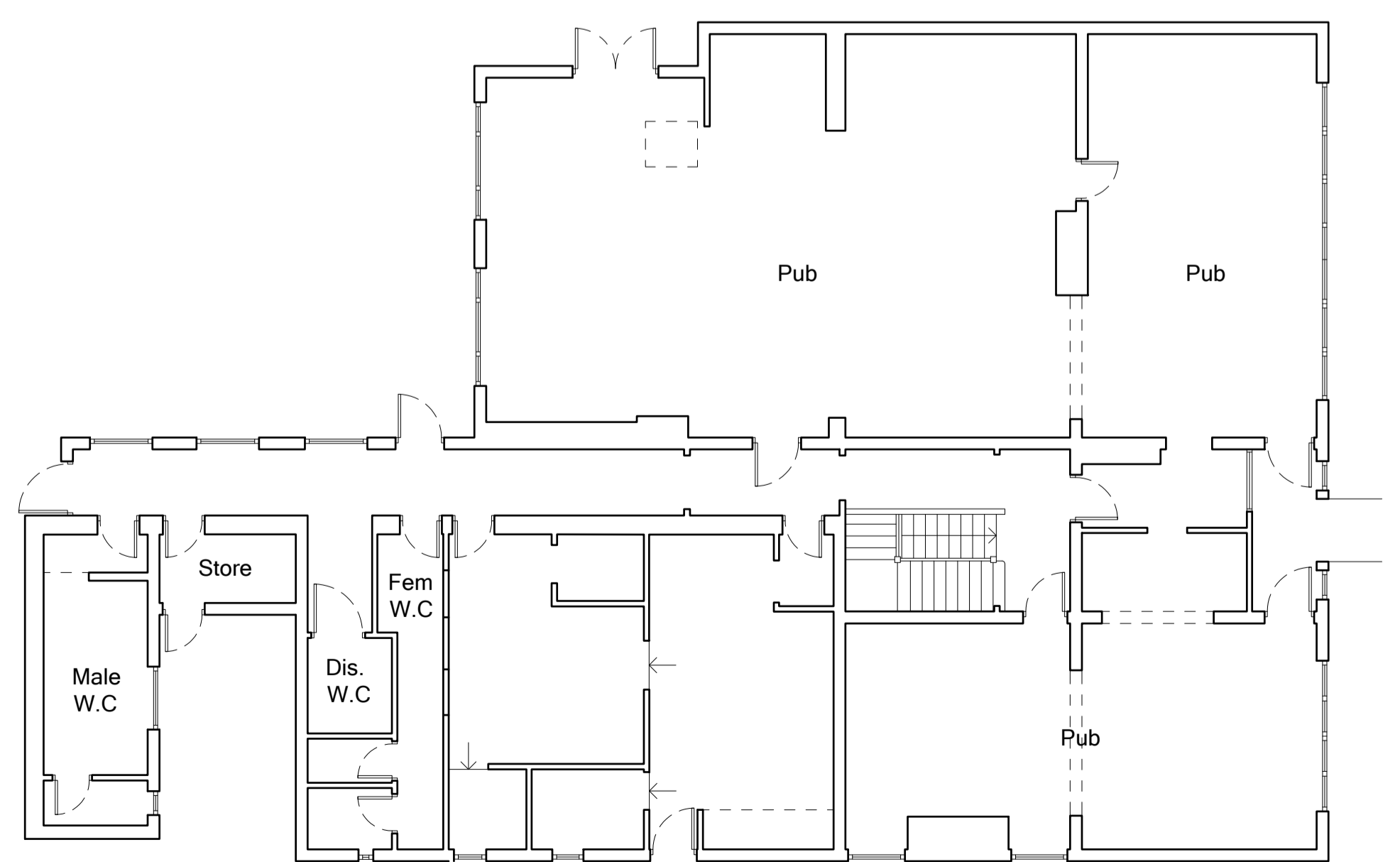


**Notes**  
 Drawing copyright of Ross Davy Associates  
 Used figure dimensions only, do not scale from this drawing  
 All materials specified are to be used in strict accordance with manufacturers written instructions and current codes of practice.  
 ECR have exercised and will continue to exercise all the responsibilities and care to be expected in the performance of its duties to the Client under the role of the Principal Designer in accordance with the Building Safety Act 2022. To be expected of a prudent, responsible, properly qualified and competent with experience of carrying out services similar to the duties in connection with this project, scope, nature, complexity and value to the Project in respect of all matters lying within the scope of its professional responsibility in terms of the Agreement.  
 In accordance with Building Safety Act 2022, Equality Act, Party Wall Act and the CDM Regulations, it is the Employer's responsibility to initiate the following:  
 • Detailed Access Audit  
 • Party Wall Notice and Surveys (if required)  
 • Pre-Construction Health and Safety Plan  
 We will provide due diligence in providing current Building Control compliance subject to 3rd party details, reports & design. These drawings are to be considered as Preliminary and for information only until technical approval has been obtained from the relevant Local Authority/Approved Consultant. Commencement of work on site prior to these approvals is at the Client's/Contractor's risk.  
 In accordance with the Building Safety Act 2022, we have requested all record drawings, service information as part of the Project.  
**Inspections and Surveys**  
 Where elements of the construction are not visible during the survey, it is the contractor's responsibility to identify structural elements such as floor joist spans and supporting structures, prior to any demolition works and inform client's structural consultant. Additional works may therefore be necessary. Our survey does not include any destructive investigation.

**Drawing Revisions**



**First Floor Plan**  
1:50



**Ground Floor Plan**  
1:100

**Ross Davy Associates**  
 Pelham House, 1 Grosvenor Street,  
 Grimsby, N.E. Lincolnshire, DN32 0QH  
 Tel: 01472 347956  
 Email: design@rossdavyttd.co.uk  
 Web: www.rossdavyttd.co.uk

**INFORMATION**

<b>Project</b>	Proposed Partial Change of Use at The Red Lion, 45 High Street, Broughton		
<b>Drawing Title</b>	Existing Plans		
<b>Drawn</b>	MR	<b>Scale</b>	As Noted
<b>Date</b>	Feb 2025	<b>Size</b>	A1
<b>Drawing No.</b>	RD:5808 - 02 -		