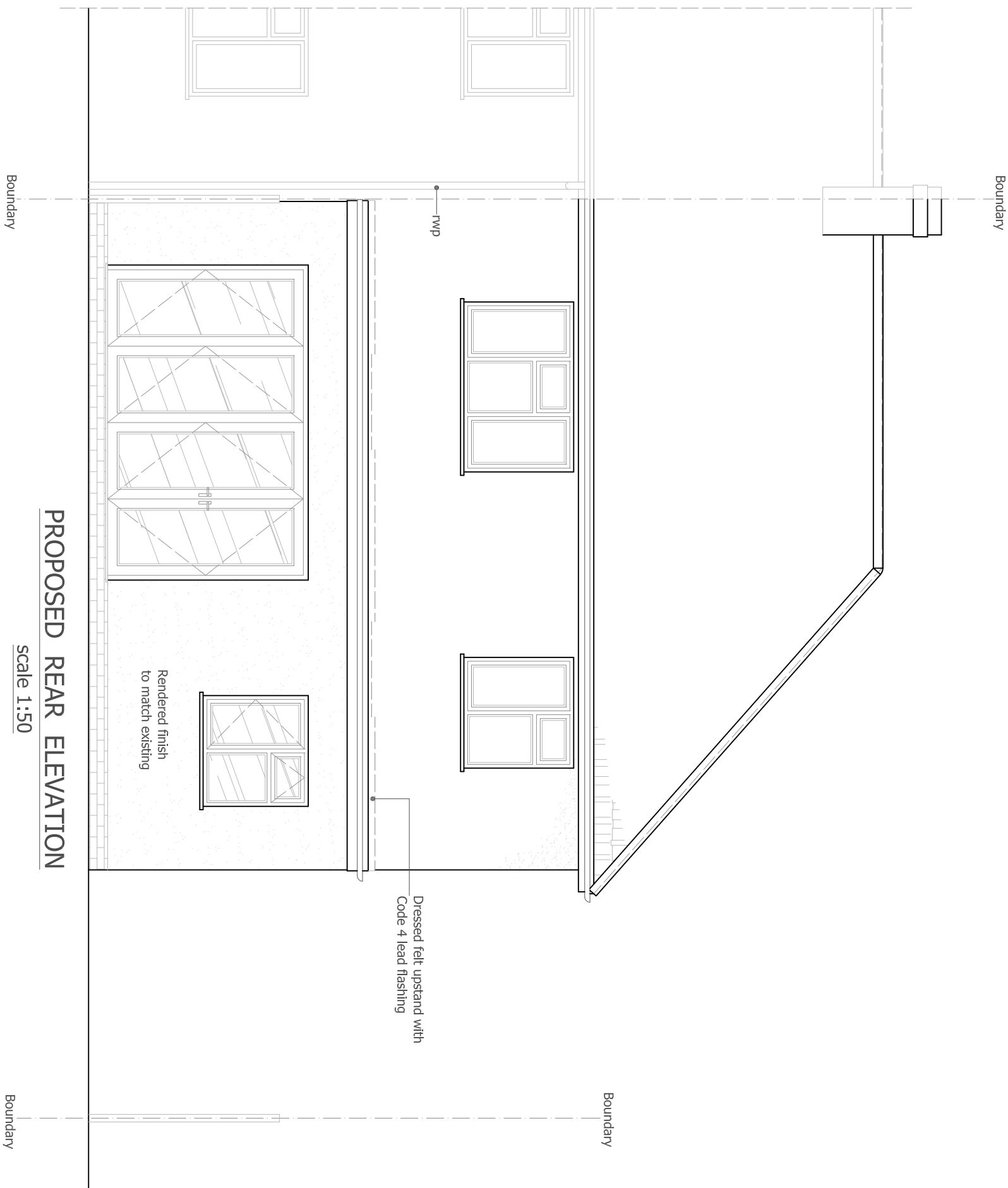




PROPOSED REAR ELEVATION
scale 1:50

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION



Architectural Design Studio
4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG
+44 07838 135 957

4. Any dimensions not indicated on drawings are to be subject to verification on site. The contractor to set out and check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing is to be read in conjunction with all other Architect's and Engineer's drawings. Structural Engineers' conditions and any specification supplied as drawings.
5. The Contractor shall be responsible and shall:-
 1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
 2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
 3. Verify boundary lines & ground conditions including checking positions and new connections of all gas; electricity, water & other services underground, which have been prior to the commencement of works. The Contractor shall be responsible for checking and ensuring that any drawings have been approved by the planning and building control departments, if uncertain a land search should be carried out by the homeowner/contractor.
 4. IPEL are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without taking the necessary steps to ensure that the building is safe.
 5. For any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)

7. Where "long mobile demolition" or "striking" of the building structure supports are in place, do not scale this drawing as the activity may be off-site.
8. Works carried out under a building notice or prior to approval of drawings are of the contractor's/owner's risk. (All PFI drawings must be approved before works commence)
9. The contractor is fully responsible for the method of construction and control of the works.
10. Any discrepancies, either between written and site dimensions or between this drawing and other consultants' or suppliers drawings, should be brought to the immediate attention of PFI before executing the structural, drainage, mechanical and electrical works.
11. Where it is not possible to bring the drawings to the attention of PFI, the contractor, which is on site first, will need to be brought to PFI, detailing straight away before works commence and purchases of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
12. All of PFI structural designs are subject to footings being in deep, if however the existing foundation type and building control will need to advise on a different method of construction, if requested by an engineer with an additional cost being implemented.
13. Where the design is not approved by building control, the contractor will need to be designed by an engineer with an additional cost being implemented.
14. By building control inspector/builder for load bearing or non-load bearing status before purchases of steel/s, if non-load bearing then steel/s should not be ordered. No refund or claim can be given against PFI, on the design/materials changed for these steel/s.

[illegible]

SITE ADDRESS
63 HILLINGDON ROAD,
UXBRIDGE, MIDDLESEX, UB10 0AE

DRAWING TITLE
PROPOSED DRAWINGS - rear extension

DRAWN AT HEAD OFFICE DRAWN BY

SCALE as shown @ A3 07. FEBRUARY, 2024

DRAWING No. REVISION

DPL.06.

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