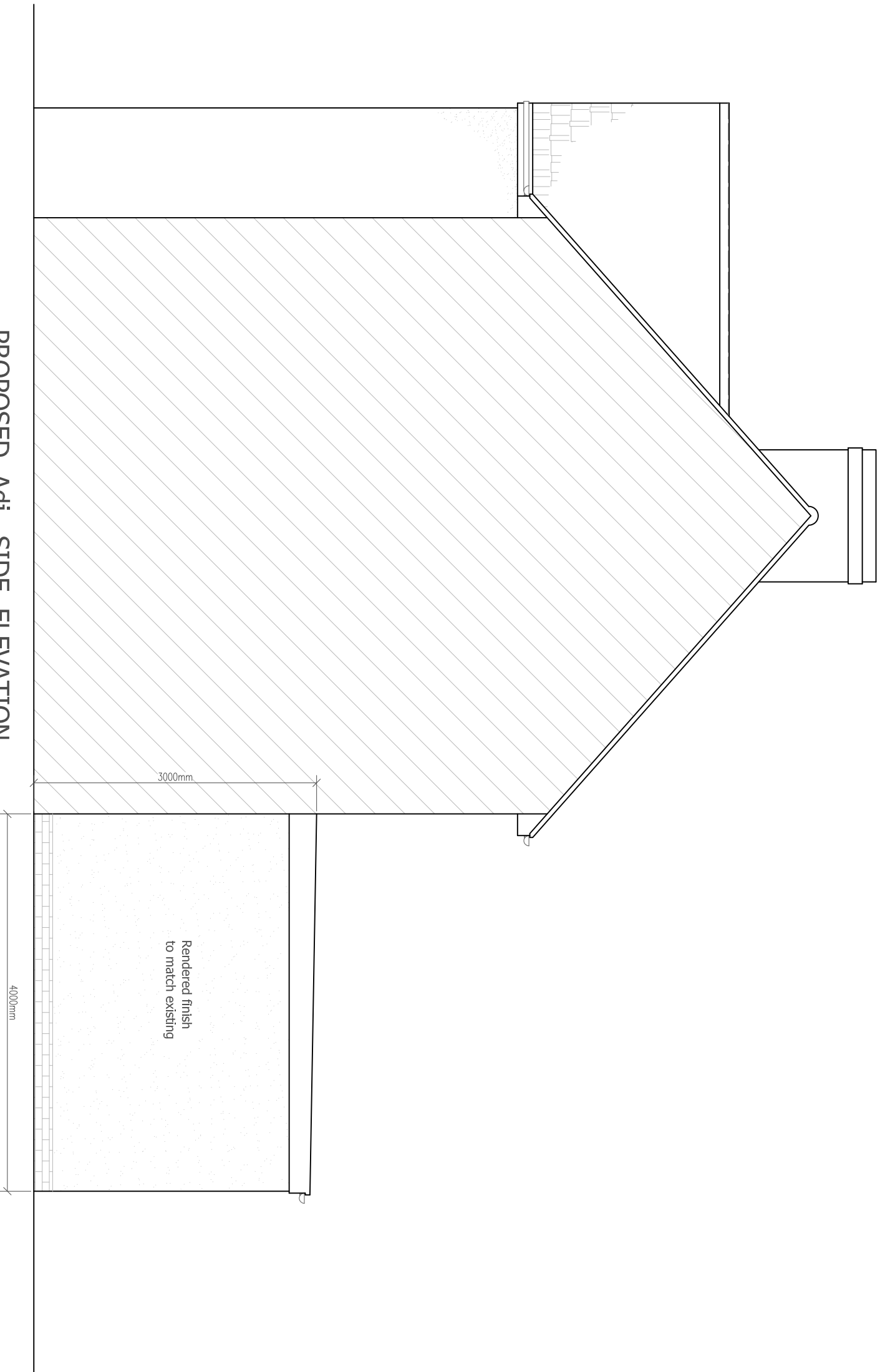


DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION

Architectural Design Studio



4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG

+44 07638 135 957

ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE, THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

DRAWING	© This drawing and the works shown are the copyright of DISCOUNT PLANS LTD and may not be reproduced except by written permission
	GENERAL NOTES:

GENERAL NOTES:

- Engineers' calculations and any specialist supplier's drawings.
- Prior to commencement of building works, the contractor shall submit to the Architect a copy of the following:
 1. Ensuring that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any work starts on site.
 2. A list from the local planning department that the works are about to commence on site after receiving appropriate consent from planning/building control authority for your proposed works.
 3. Utility services located on the site, including details of their location, depth, type and size of all gas, electrical, water & other services detailed etc., within the site prior to the commencement of construction.
- Owner is responsible for establishing one boundary line as PPL are not responsible for checking land ownership even if drawings have been approved by the planning and building departments. If uncertainty a land search should be carried out by the homeowner/contractor.
4. PPL are not responsible for builders choosing design methods from proposed walls, floors, ceilings etc. The Contractor must ensure that all work complies with relevant building regulations.
5. Owner is responsible for purchasing additional materials and components where engineering design costs 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 metres of adjoining buildings or building over a public sewer. (clients responsibility)

7. Where work involves demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place, "do not scale off this drawing as the scaling may be off"

8. Works carried out under a building notice or prior to approval of drawings are at the contractor's/owner's risk. (all PPL drawings must be approved before works commence)

Buildings building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.

All new proposed and will finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not provide more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property are designed to be non opening and secure glazing. For a permitted development left design the former designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

[illegible]

63 HILLINGDON ROAD,
LUXBRIDGE, MIDDL ESSEX, UB10 0AE

DRAFTING TITLE

PROPOSED DRAWINGS - rear extension

DRAWN AT HEAD OFFICE	DRAWN BY
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SCALE as shown	A3	07. FEBRUARY. 2024
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DRAWING No.

REVISION

DPL-08

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