



PROPOSED SECTION

scale 1:50

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 STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION



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

GENERAL NOTES

- Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check, and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings. Structural Engineer's calculations and any specialist supplier's drawings. However, the homeowner is responsible and should 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.
- 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.
- Verify boundary lines & ground conditions including checking positions and new connections of all gas, electricity, water, drainage, and other services. The homeowner is responsible for ensuring that all services are correctly located and that any necessary protective measures are in place before excavation. Owner is responsible for establishing own boundary lines as DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
- DPL are not responsible for builders changing design methods from proposed works. The client is responsible for ensuring that any changes to the design are agreed in writing with the Architect.
- Owner is responsible for purchasing additional materials and covering extra 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.
- 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)

OTHER NOTES

- Where works involve 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.
- Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (All DPL drawings must be approved before works commence) and the homeowner is responsible for ensuring that all necessary permissions are obtained from the relevant authorities.
- Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier's drawings, should be brought to the immediate attention of DPL before executing the structure, drainage, mechanical and electrical services. If the discrepancy is not brought to the attention of DPL, the homeowner is responsible for ensuring that all necessary permissions are obtained from the relevant authorities.
- Works commence and purchase of materials be made so on alternative design can be rectified and approved by building control or the engineer before works can commence. The homeowner is responsible for ensuring that all necessary permissions are obtained from the relevant authorities.
- Any foundation design or subject to building control approval. The homeowner is responsible for ensuring that all necessary permissions are obtained from the relevant authorities.
- Existing foundation type and building control will need to advise on a different method of construction, if requested by building control either a raft or piled foundation, this will need to be agreed in writing with the Architect.
- All wall/s which have been built by an engineer to be shown on the drawings as a permanent structure by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If not-load bearing then steel/s should not be ordered. No rafting or claim can be given against DPL on the design/materials charged for these steel/s.

OTHER NOTES

- All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights and windows shown on this drawing are to be installed in accordance with the relevant building regulations. The homeowner is responsible for ensuring that all necessary permissions are obtained from the relevant authorities.
- For a permitted development loft design the dormer 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.
- No inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure that they are in good condition and not obstructed. All drainage shown is ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
- THIS DRAWING HAS BEEN CREATED BY DISCOUNT PLANS LTD FOR THE "STANDARD" ONLY. A bonded contract has been made between both party's in which a signed contract for creation of works involving person-working hours for the drawing has been made. No refund will be allowed or claim made of drawing and any other drawing/s relating to this project, for whatever reason can these works, any company, department or person that has been involved in the creation of these drawings should be approved by the Architect. If the drawing is not approved by the Architect, then the drawing will be subject to legal compensation brought against them, client occupying these terms has agreed on all the above by signing contract between both party's and understands that no refund can be given.
- All drainage connections is assumed & is subject for checking by builder. However, the homeowner is responsible for ensuring that all necessary permissions are obtained from the relevant authorities.

SITE ADDRESS

63 HILLINGDON ROAD,
UXBRIDGE, MIDDLESEX, UB10 0AE

DRAWING TITLE

PROPOSED DRAWINGS - rear extension

DRAWN AT HEAD OFFICE

DRAWN BY

SCALE as shown

DATE 07. FEBRUARY. 2024

REVISION

DPL.09

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