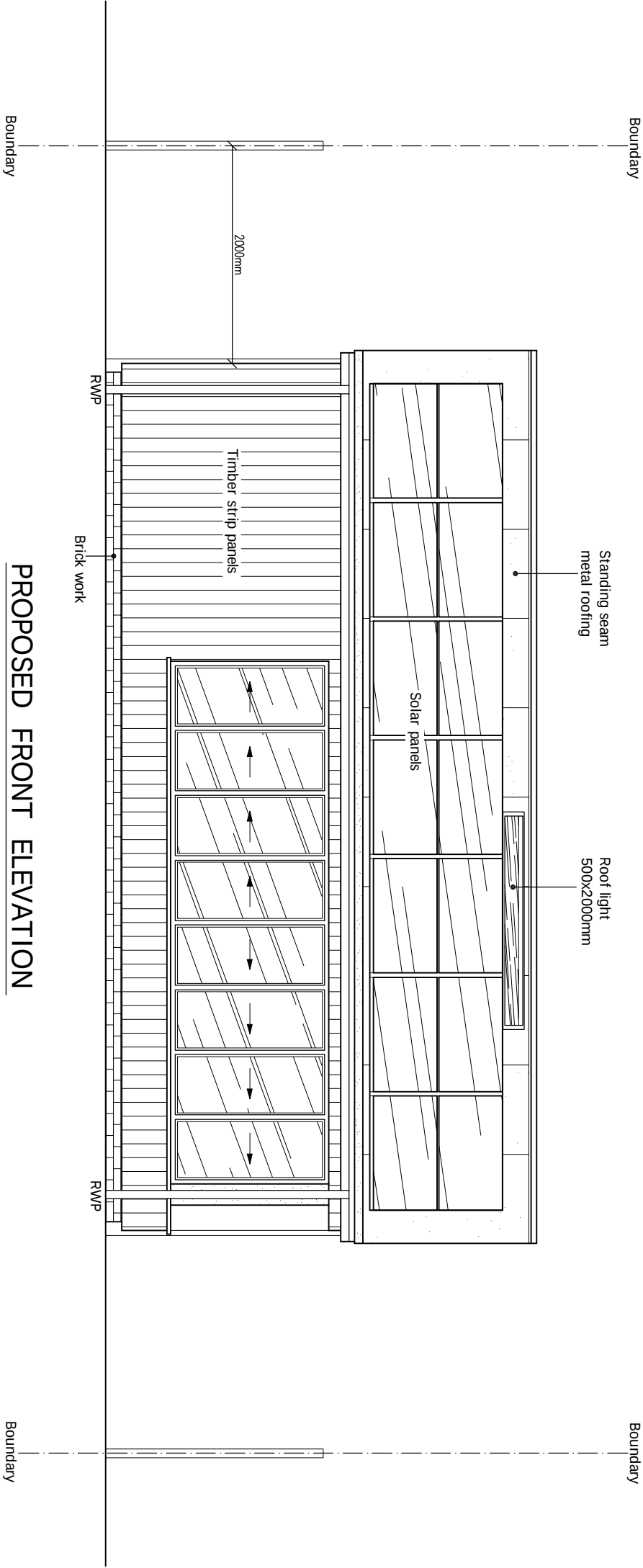




PROPOSED FRONT ELEVATION

Scale 1:50



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DRAWING STATUS		CONSTRUCTION	
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 Engineers' calculations and any specialist supplier's drawings. 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.

1. 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, electrical, water & other services drainage set, within the site prior to the commencement of any 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.

4. 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.

5. Owner is responsible for arranging suitable and adequate access for all materials and equipment. 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 meters of adjoining buildings or building over a public sewer. (Clients responsibility)

7. 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.

8. Works carried out under a building notice or prior to approval of drawings are at the contractor's/owner's risk. (All DPL drawings must be approved before works commence) and the contractor is responsible for ensuring that all necessary permissions and approvals from the relevant departments are fully responsible for the likelihood of condemned works.

9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. If the discrepancy is not brought to DPL attention straight away before works commence and purchase of materials be made so an alternative design can be remedied and approved by building control or the engineer before works can commence.

10. All DPL structural designs are subject to loadings being in place. If the loadings are not in place, the drawing will be scaled to fit the site. The client is responsible for ensuring the existing foundation type and building control either a raft or piled foundation, this will need to be agreed by an engineer before any foundation work is carried out on site.

11. All work / site has to be carried out in accordance with the Building Regulations on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel/s should not be ordered. No refund or claim can be given against DPL on the design/moderis charged for these steel/s.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed windows and doors to be in accordance with the Building Regulations. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development left 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 they are in good condition. If not, they should be replaced. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

12. All drainage connections is assumed & is subject for checking by builder. Thomas water & building control, including by builder, Thomas water & building control, should be notified of any changes to the design. If any changes are made, the client must be notified and approved by Thomas water before works commence.

THIS DRAWING, CONTENT INCLUDING NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

PRINT @ A3 SHEET SIZE

www.discountplansltd.com

SITE ADDRESS

79 DEANE CROFT ROAD,
PINNER, MIDDLESEX, HA5 1ST

DRAWING TITLE

PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE

SCALE as shown @ A3

DRAWING NO.

REVISION

DPL. 03.

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DRAWN BY

01. DECEMBER, 2022