

PROPOSED REAR ELEVATION

scale 1:50

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION

GENERAL NOTES: Any dimensions shown are indicative only and are subject to verification on site. The contractor to eat out check and co-ordinate all dimensions on site during the works and prior to setting out on site. This drawing is to be read in conjunction with all other contract's and Engineer's drawings. Structural steelwork to be in accordance with BS 5950: Part 1: 2000. The contractor or homeowner is responsible and should ensure that all working drawings and calculations are completed, approved by Building Control or Planning Department and 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

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 works are in place, to not scale this drawing on the scaling may be off
8. Where carried out under a building notice or prior to approval of drawings are of the building, the drawings shall be submitted to the local authority for approval (see comments)
9. Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between the drawing and other consultants' or suppliers drawings, should be brought to the immediate attention of the architect.

OTHER NOTES:


All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and secure glazing. For a permitted development that design the dormer designed on this drawing is set back from the boundary line by at least 1.5m. All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and secure glazing. For a permitted development that design the dormer designed on this drawing is set back from the boundary line by at least 1.5m. All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and secure glazing. For a permitted development that design the dormer designed on this drawing is set back from the boundary line by at least 1.5m.

In accordance with the latest appropriate codes of practice and to comply with current building regulations.

On inspection of the underground drainage used and suitable on every. Contractors should check drainage runs and invert levels prior to connecting with the main and notify building owner of results. ALL DRAINAGE 150MM is

SITE ADDRESS	79 DEANE CROFT ROAD, PINNER, MIDDLESEX, HA5 1ST
DRAWING TITLE	

Architectural Design Studio

 DPL

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EUSTON, LONDON NW1 1LG

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3. Approved plans from plotting 7 building contract in writing for your proposed works.
4. All necessary consents from the relevant authorities, including, if all gas, electrical, water & other services entrance and exit, for the commencement of work.
5. Owner is responsible for establishing own boundary/ lines on P.D. and is not responsible for the accuracy of the same. The contractor is responsible for the accuracy of the boundary/ lines recorded on P.D. even if drawings have been approved by the planning and building control authorities.
6. P.D. are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notices. No project should start without notice.
7. Owner is responsible for purchasing additional materials and covering extra engineering design costs.
8. Only a structural design, on an alteration or extension of building works requested by the building control authority, is required during building works.
9. 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)

10. All of DPL structural designs are subject to footings being 1m deep, if, however the existing foundation is different, a 'trial-pile' will need to be dug to establish the existing foundation type and building control will need to witness and approve, in writing, the design of the new foundation. The design of the new foundation, which is not to be designed by an engineer with an additional cost being implemented.

11. All walls which have been designed to be removed on plans are to be checked on site purchases of steel/a. If non-load bearing then steel/a should not be crossed. No structural steel/a or column can be given against DPL on the design/materials charged for these steel/a.

[illegible]

DRAWN AT HEAD OFFICE		DRAWN BY
SCALE as shown	10. FEBRUARY, 2024	
DRAWING NO.	REVISION -	
DPL. 07.		
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