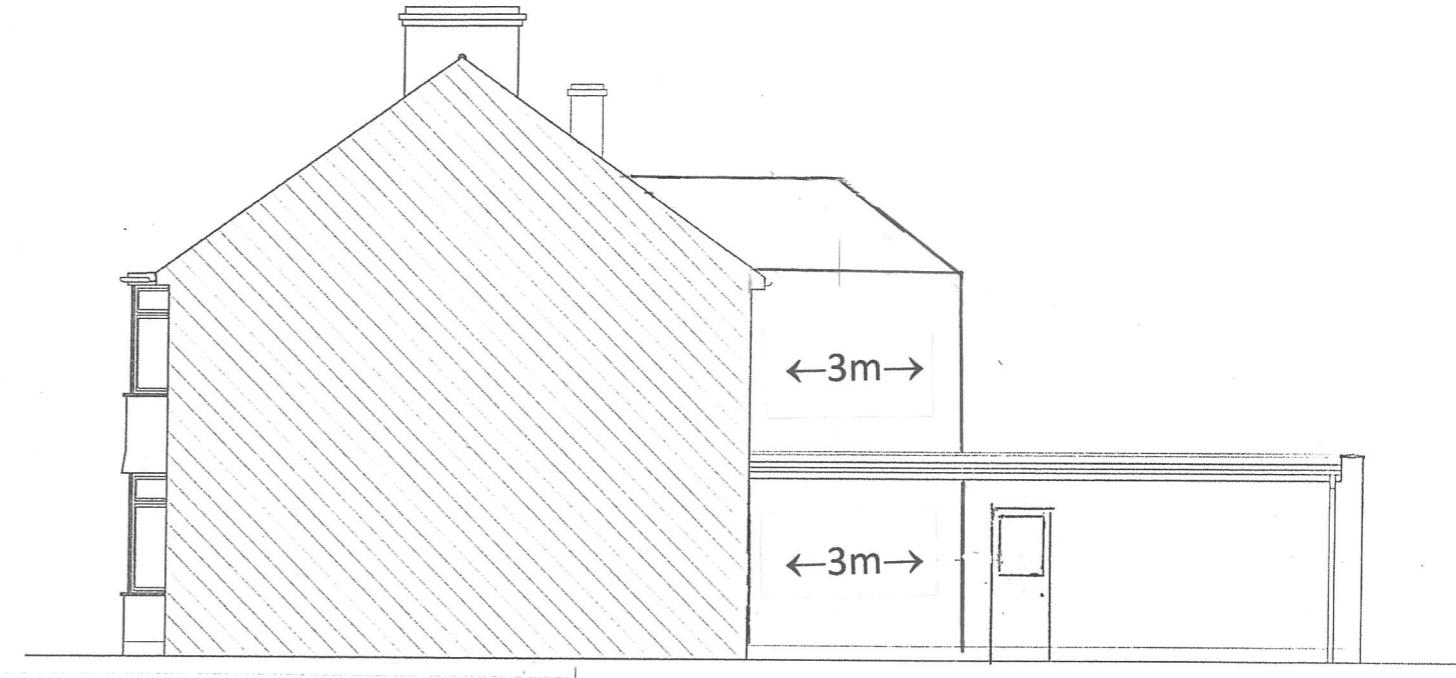


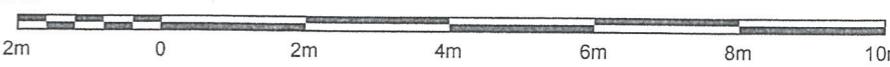
PROPOSED REAR ELEVATION

scale 1:100



PROPOSED SIDE ELEVATION

scale 1:100

1:100


DRAWING STATUS	PLANNING		
REV.	DATE	NAME	DESCRIPTION
 Architectural Design Studio 4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1LG			

GENERAL NOTES:

All dimensions shown are indicative only and are subject to verification on site. The contractor to set out these 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 specific notes. Prior to commencement of building works the contractor or homeowner is responsible and should:-
 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, electrical, water & other services drainage etc. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as DPL are not responsible for checking land boundaries. It is the responsibility of the contractor to check with the local 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 works being carried out on a building notice. No project should start without calc's.
 5. 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.
 6. Request a copy of the Party Wall Award where works affect party wall. 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 risk (all DPL drawings must be approved before works commence). Builders building without plans, before planning & building control departments are fully responsible for the likelihood of any works being carried out.

9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. This includes types of material. If materials shown on drawings do not match what is on site then that will need to be brought to DPL attention straight away before works commence. If purchased materials are made up an alternative design can be rechecked and approved by building control or engineer before any works commence.

10. All of DPL structural designs are subject to footings being 1m deep. If however the existing foundation is different a trial-hole will need to be dug to establish the 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 be to the client's expense by DPL. Designing on additional cost being implemented.

11. All wall/s which have been designed to be removed must be checked 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/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 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 will be 100mm from the opening and of obscure glazing. For a permitted development loft design the corner detailing on this drawing is to be 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.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS - This drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-hours for this drawing has been made, no refunds will be given or claim made of drawings and any other drawing/s relating to this project for whatever reason can be made by either party. DPL Designers Ltd. full copyright of this material and how the full right to control the use of these works, any company, department or person that infringes on this right by publishing or using this drawing against them, client accepting these terms has agreed on all the above by signing contract between both party's and understand that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thomas water & building control, foul and surface connections should be approved by Thomas water before works commence.

PRINT @ A3 SHEET SIZE
discountplansltd@gmail.com

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

SITE ADDRESS
45 ZEALAND AVENUE,
WEST DRAYTON, MIDDLESEX, UB7 0BW

DRAWING TITLE
PROPOSED DRAWINGS

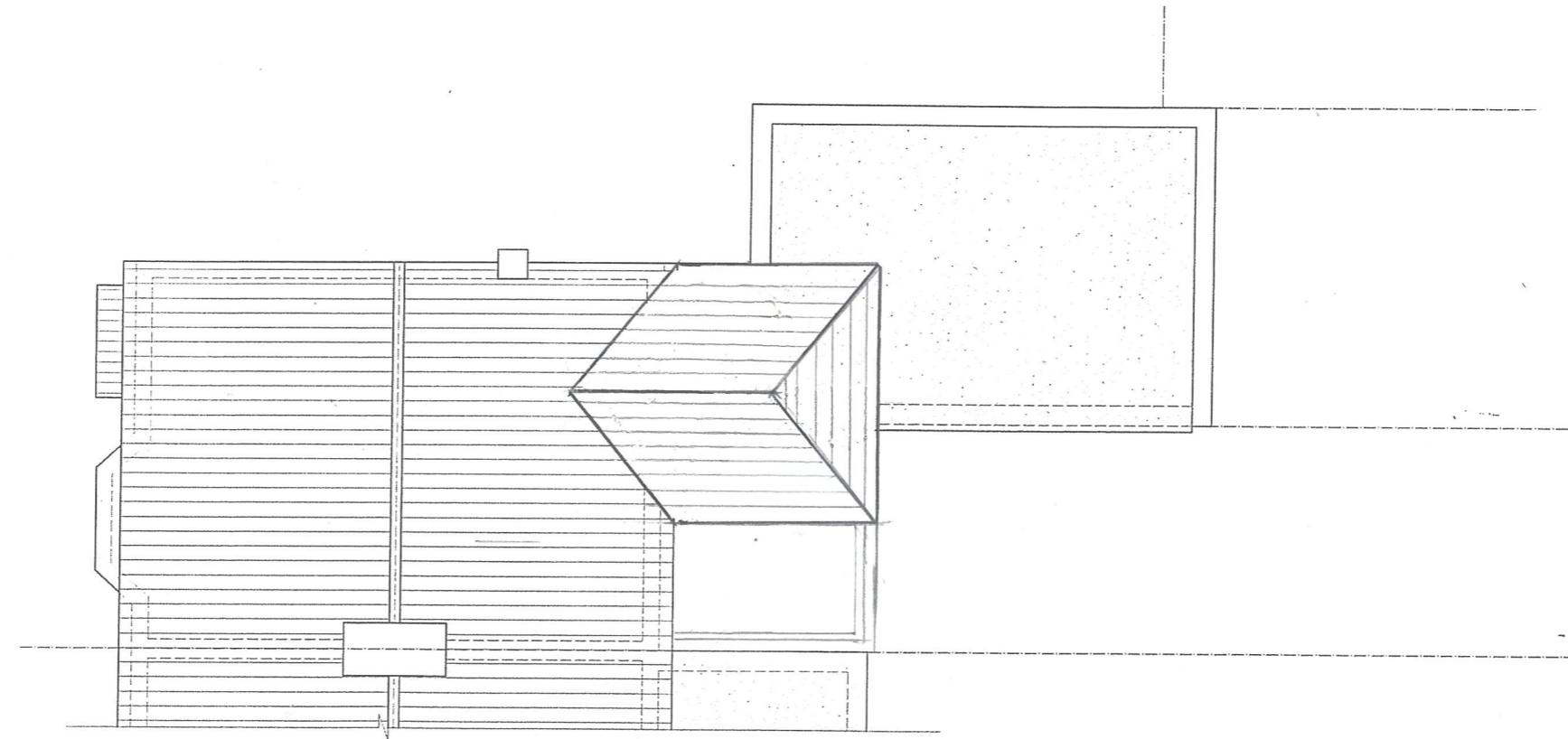
DRAWN AT HEAD OFFICE DRAWN BY

SCALE AS shown @ A3

DRAWING No. REVISION

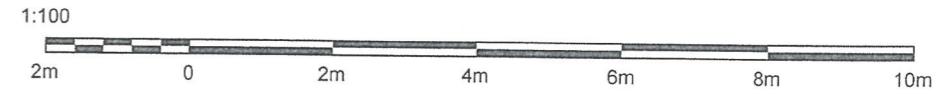
PH 1

www.discountplansltd.com



PORPOSED ROOF PLAN

scale 1:100



DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION
Architectural Design Studio 4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1LG 			

GENERAL NOTES:

Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinates 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.

1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Department/s & that they are up to 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 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 within the boundaries to be worked on and the results of any excavations. 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 any changes made to the proposed works.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design changes 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 support is in place. "To be read in conjunction with the drawing as the scaling may be off"

8. Works carried out under a building notice or other form of drawing are at the contractors/owners risk. (all DPL drawings must be approved before works commence)

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

10. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before proceeding the structural, drainage, mechanical and electrical works. This includes types of materials and methods shown on drawings do not match which is on site then this will need to be brought to DPL's attention and checked before works commence and purchase of materials be made as an alternative design can be rechecked and approved by building control or the engineer before works can commence.

11. All of DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a trial-hole will need to be dug to establish the existing foundation type and the contractor will need to advise on a different method of construction. If requested by building control other plans or calculations this will need to be designed by an engineer with an additional cost being implemented.

12. All wall/s which have been designed to be removed on plans are to be checked 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/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 shown on this drawing will be designed not protrude more than 150mm from the existing roof profile and no 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 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.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS: This drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for the execution of works involving person-working hours for this drawing has been made, no reward will be offered or claim made of drawings and any other drawings/altering to the project, for whatever reason can be made against DPL. Discount plans ltd hold full rights of this drawing and have full control of the drawing and any other drawings made against them, any company, department or person that infringes these rights will be subject to legal compensation brought against them, client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thomas water & building control, for any surface connections should be approved by Thomas water before works commence.

PRINT @ A3 SHEET SIZE
discountplansltd@gmail.com
 THIS DRAWINGS CONTENT INCLUDING NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

SITE ADDRESS
**45 ZEALAND AVENUE,
 WEST DRAYTON, MIDDLESEX, UB7 0BW**

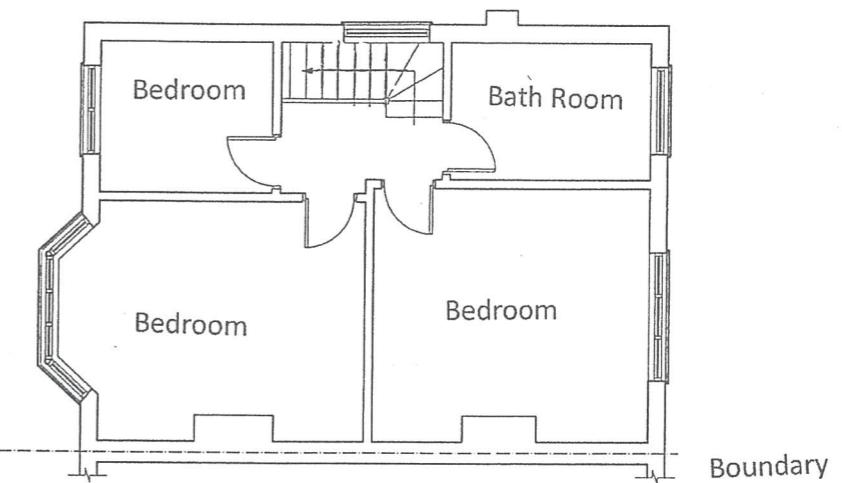
DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT **HEAD OFFICE** DRAWN BY

SCALE **as shown** @ A3 **C**

DRAWING No. **PH 2** REVISION **-**

PH 2 www.discountplansltd.com



EXISTING FIRST FLOOR PLAN

scale 1:100

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION

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.

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. Work carried out under a building notice or prior to approval of drawings are at the contractor's risk. If (all) drawings may be approved before works commence Builders bearing without notice being given by planning or building control departments are fully responsible for the fitness 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. This includes types of materials if materials shown on drawings do not match which is likely to affect the cost of work. It should not be brought to DPL attention straight away because of the cost of reworking and purchase of materials if made. An alternative design can be researched and approved by building control if the engineer and contractor can communicate
10. All of DPL structural designs are subject to feelings being 1m deep. If the existing foundation is different a trial-hole will need to be dug to establish the 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 designed by an engineer with an additional cost being implemented.
11. All earth & timber which has been designed to be removed on plans will need to be checked by building control/builder for local building regulations non-levelling status before purchase of site/s. If non-build because the site/s should not be out of use, no fees or charges can be given. Instead, on the drawings site/s charged for no fees.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed slylights 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 of obscure glazing. For a permitted development loft conversion the former's 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.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS - this drawing has been created by Discreet plans Ltd for the "client" only, a bound contract has been made between both, party's in which a named architect has been appointed.

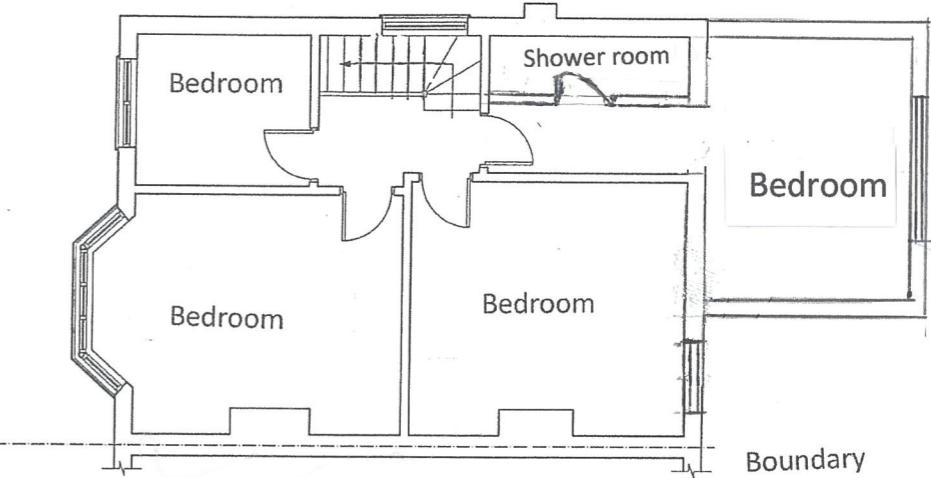
no refund will be allowed or claim made of drawings and any other documents relating to this project, for whatever reason can be made against DPL. Discount plans ltd holds full copyright of this material and holds the full rights to the drawings. The use of these works, any company, department or person that infringes against them, will be subject to legal compensation brought against them. Client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connection should be approved by Thames water before works commence.

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

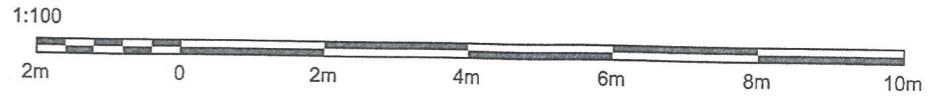
STRUCTURAL ENGINEER'S CONSIDERATION.
SITE ADDRESS
45 ZEALAND AVENUE,
WEST DRAYTON, MIDDLESEX, UB7 0BW

DRAWING TITLE	
EXISTING DRAWINGS	
DRAWN AT HEAD OFFICE	DRAWN BY
SCALE AS shown <input checked="" type="radio"/> A3	
DRAWING No.	REVISION
PH3	■ www.discountplansltd.com



PORPOSED FIRST FLOOR PLAN

scale 1:100



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

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION



Architectural
Design Studio
4 ST ANNES, PORK WAY,
EUSTON, LONDON NW1 1LG

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.

- Ensure that all works, structural or otherwise, are completed, approved by Building Control or Planning Department & 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 you must have works checked.
- Verify boundary lines & ground conditions including checkday positions and new connections of all gas, electrical, water & other services drainage etc. within the site prior to the commencement of excavations. 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 works being carried out on a building notice. No project should start without colls.
- Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structures or changes to 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)

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.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing will be designed not protrude more than 150mm from the existing roof profile. 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 can design to be not opening and of obscure glazing. For a permitted development loft design the dormer design on this drawing is not to be taken from the soves 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.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS - this drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made, no other party's or claim made of drawing and any other drawings relating to this project for whatever reason can be made against DPL. Discount plans ltd has the full right of the material and have the right to control the use of these works, any company, department or person that infringes these rights will be subject to legal proceedings brought against them. client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connections should be approved by thames water before works commence.

PRINT @ A3 SHEET SIZE
discountplansltd@gmail.com

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

SITE ADDRESS
45 SEALAND AVENUE,
WEST DRAYTON, MIDDLESEX, UB7 0BW

DRAWING TITLE
EXISTING DRAWINGS

DRAWN AT HEAD OFFICE

DRAWN BY

SCALE as shown @ A3 09. SEPTEMBER. 2020

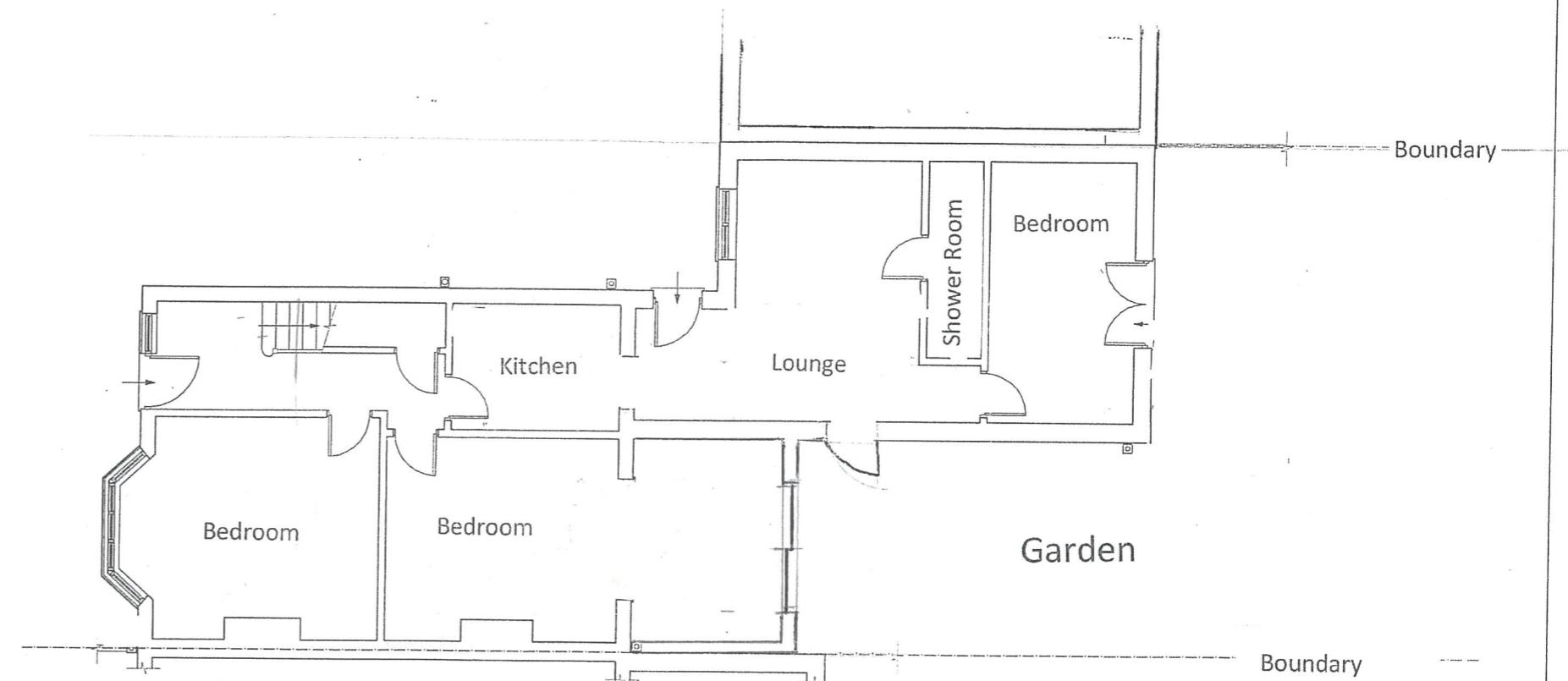
DRAWING No.

REVISION

—

www.discountplansltd.com

PH4



PROPOSED GROUND FLOOR PLAN

scale 1:100

1:100

2m 0 2m 4m 6m 8m 10m

DRAWING STATUS	PLANNING		
REV.	DATE	NAME	DESCRIPTION
 The logo consists of a square frame containing the letters 'DPL' in a bold, sans-serif font. Above the 'P', there is a small circle and a slanted line extending from the top of the 'P' towards the top right corner of the square.		Architectural Design Studio	4 ST ANNES, DORIC WAY, EUSTON. LONDON NW1 1LG

Any dimensions shown are indicative only and are subject to verification on site. The contractor to check and co-ordinate all dimensions on site during the course of the works and prior to settling site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings. Survey Engineers calculations and any specialist supplier's drawings.

To commencement of building works the contractor or homeowner is responsible and should:

1. Ensure that all working drawings and calculations are completed, approved by Building Control and Planning Departments & that they are the current revised drawings before any work starts 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 services including water & other services drainage etc. within the site prior to the commencement of excavations. The contractor 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 legal search should be carried out by the homeowner/contractor.
4. DPL are not responsible for builders changing design methods from proposed works. The client responsible for works being carried out on a building notice. No project should start without contact.
5. Owner is responsible for purchasing additional materials and covering extra engineering design for any additional structural design change on site after the start to end of building works required 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 meters of adjoining buildings or building over a public sewer. (clients responsibility)

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.

7. Works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and supports are in place. No scale of this drawing or the scaling may be accepted.

8. Works carried out under a building contract prior to approval of drawings are contractors/owners risk. (at DPL drawings are not accepted before works commence). Builders holding without plans being approved by planning and building control departments are fully responsible for the likelihood of collapse.

departments are truly responsible for the likelihood of condemned works.

- Any discrepancies, either between written and site dimensions or between this drawing and other contractor's or supplier's drawings, should be brought to the immediate attention of DPL structural engineer for structural, drainage, mechanical and electrical works. This includes types of materials required on drawings or quantities of materials which is on site than will need to be brought to DPL attention right away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
- All of DPL structural designs are subject to feelings being 1m deep, if however the existing foundation is a different 'trawl-hole' will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction. If the building contains a higher a lift or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
- All well's which have been, damaged, have been replaced, or have been repaired, will need to be checked by a structural engineer to ensure the safety of the structure.

11. All ways which have been designed to be removed on plans are to be checked on 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/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 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 overlap other property's are designed to be non opening and a gazing. For a proposed 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 from accordance with the latest appropriate codes of practice and to comply with current building regulations.

TERMS - this drawing has been created by discount phone Rd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made and the client has the right to make any drawings and any other drawings/a relating to this project for whatever reason can be made against DFL. Discount phone Rd has the right to copy and have the full right to control the use of these works, any company, department or person that infringes three rights by any means will be brought against them, any client accepting these terms has agreed on all the above by signing contract before both parties.

PRINT @ A3 SHEET SIZE

THIS DRAWING'S CONTENT INCLUDING NOTES IS BOND TO SIGNED
AGREED CONTRACT BETWEEN CLIENT & DESIGNER PLANS AT

SITE ADDRESS
45 ZEALAND AVENUE,
WEST DRAYTON MIDDLESEX UB7 0BW

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE DRAWN BY

DRAWN AT HEAD OFFICE DRAWN BY
SCALE as shown @ A3

DRAWING NO. REVISION

PH5 www.discountplansltd.com

PH5 www.discountplansltd.com

PHS www.discountplansltd.com

PH5 | www.discountplansltd.com