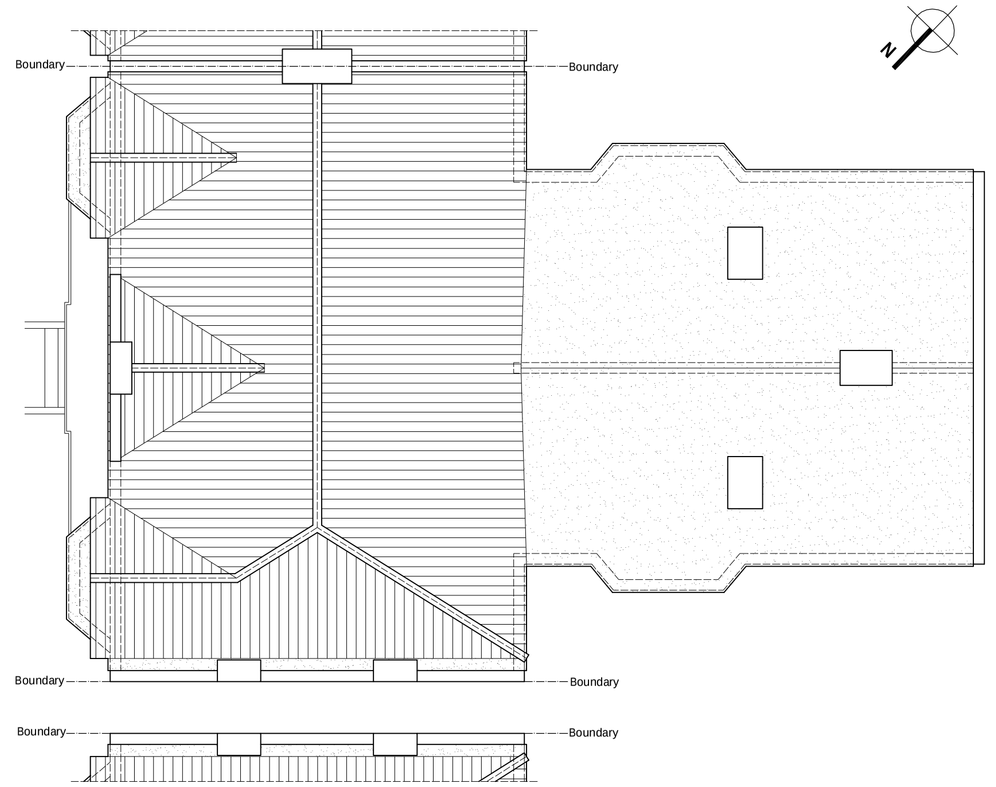
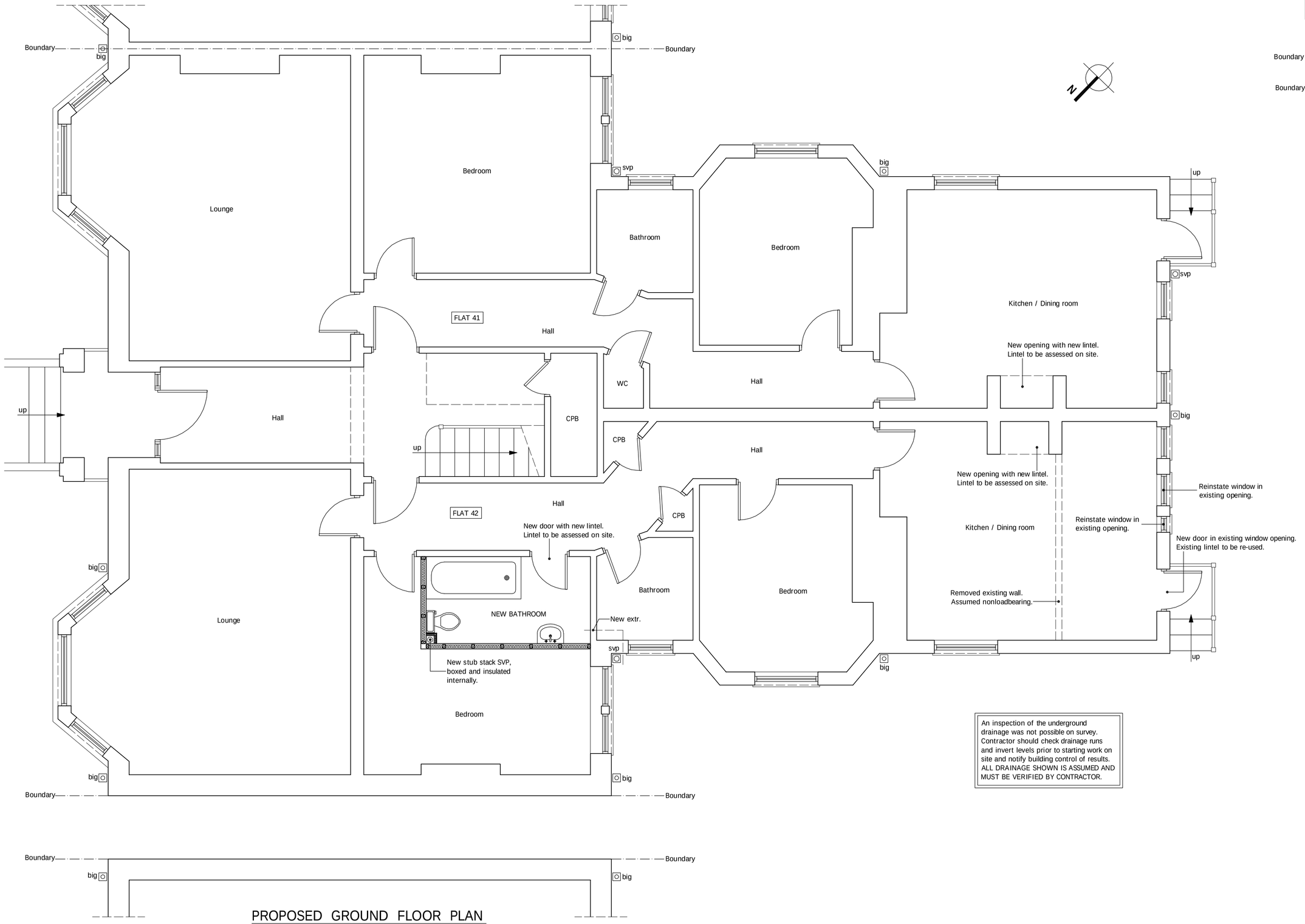


PROPOSED ROOF PLAN
(No chages)
scale 1:100



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.

PROPOSED GROUND FLOOR PLAN
scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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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	CONSTRUCTION		
REV.	DATE	NAME	DESCRIPTION

DPL
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, and be responsible for, all dimensions on site during the course of the works and prior to setting out any 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.
Building Regulations Compliance - It is the responsibility of the homeowner is responsible and should:-
1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments ie 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 act, within the site prior to the commencement of construction. Party wall agreements may be required. Discount plans Ltd 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 choosing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without consent.
5. Should the client require any structural alterations to the proposed scheme, please contact us to quote 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 supporting structure are secured before any part of the building is demolished. Temporary propping and bracing must be put in place where necessary to ensure safety is maintained.
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all DPL drawings must be approved before works commence)
Builders building regulations are to be checked by your local building control.
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. Any works executed before discrepancies are resolved are at the contractor's risk which is on site then this will need to be brought to DPL attention straight away before works commence and purchase of materials be made as an alternative design can be reattended and approved by building control or the engineer before works can commence.
10. All of DPL structural designs are subject to footings being 1m deep. If however the foundations are found to be shallower than 1m, DPL and the engineer's design for the existing foundation type and building control will need to advise on a different method of construction. If repeated by building control either a raft or steel foundation, this will need to be designed by engineer with an additional cost being implemented.
11. All timber lintels should be original to be reused. If new lintels are introduced 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.
12. All drainage connections is assumed & is subject for inspection by building control. Any new connections to existing drainage runs should be approved by thames water before works commence.

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 rooflights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. If any of the drawings state 'by others' or 'by specialist' or 'by manufacturer' it is the homeowner's responsibility to ensure the works by 3rdparty, 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 DPL and the client. Any unauthorised use of these drawings without the consent of DPL will be liable for legal action. No refund will be allowed or claim made of drawing and any other drawing's relating to this project for whatever reason can be made against DPL. Discount plans ltd hold full copyright of this material and have the full right to control the use of these drawings unauthorised use of these drawings will be liable for legal action. Any claim made against DPL must be 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.

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

SITE ADDRESS
Flats 41 & 42, Antrim Mansions, Antrim Road, Hampstead, London, NW3 4XU

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown	@ A3	14. MARCH. 2023
DRAWING No.	DPL . 02 .	REVISION	a

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