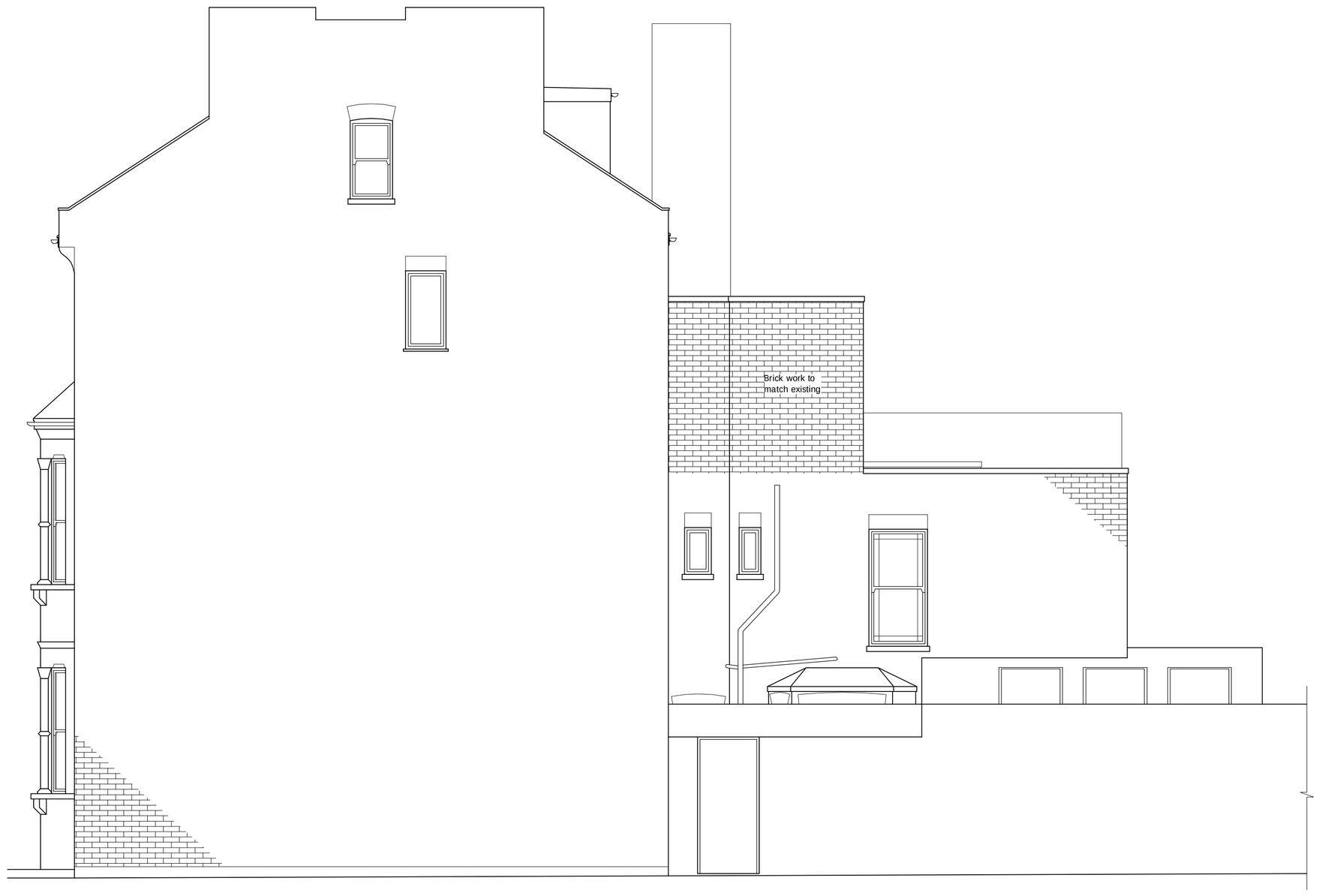
PROPOSED REAR ELEVATION

scale 1:50



PROPOSED SIDE ELEVATION

scale 1:50

1:50

1m 0 1m 2m 3m 4m 5m

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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	PLANNING	
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 is set out, dimensions and levels are to be checked and verified by the builder, before any work is put in place 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.
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 approved inspector and that all the relevant notices and inspections are in place before 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 all gas; electrical, water & other services drainage act, within the site prior to the commencement of construction work. Discount plans ltd will not be responsible for any loss or damage, or be 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 notice.
5. Owner is responsible for all costs associated with additional or changed building control or planning design costs if additional drawings are required or alterations are made 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 associated for and that all necessary propping and temporary structures are in place before any work is commenced. Discount plans ltd will not be responsible.
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 without plans being approved by planning & building control departments are fully responsible for the likelihood of costly remedial works.
9. Any discrepancies found between the structural, drainage, mechanical and electrical and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical work. This includes types of materials & materials shown on drawings do not match manufacturers specifications. Do not order materials or equipment or allow trades to commence 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.
10. All of DPL structural designs are subject to footings being 1m deep, if however the building control officer or the engineer feels that due to the ground conditions the existing foundation type and building control will need to advise on a different method of construction. If repeated by building control higher a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
11. All wall's which have been designed to be removed on plans are to be checked on site by a structural engineer before work is carried out. Discount plans ltd accepts no liability for 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 overlook other property's are designed to be non opening and of obscure glass to a minimum of 1metre above internal floor level. If any windows are required to be opening or the sores 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 client & discount plans ltd. Discount plans ltd cannot be responsible for any other persons using this drawing and there is no refund will be allowed or claim made of property and any other drawing's existing in 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 this drawing. Unauthorised alteration to this drawing is prohibited. Discount plans ltd retain the copyright and moral right against them, also encourage those parties have signed on all the above by signing contract to remain both party's and stakeholder that no refunds can be given.

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12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control. End one surface connections should be approved by building control & Thames water.

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

SITE ADDRESS
38 MANSFIELD ROAD,
HAMPSTEAD, LONDON, NW3 2HP

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown		21. MARCH. 2024
DRAWING No.	DPL . 03 .	REVISION	-

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