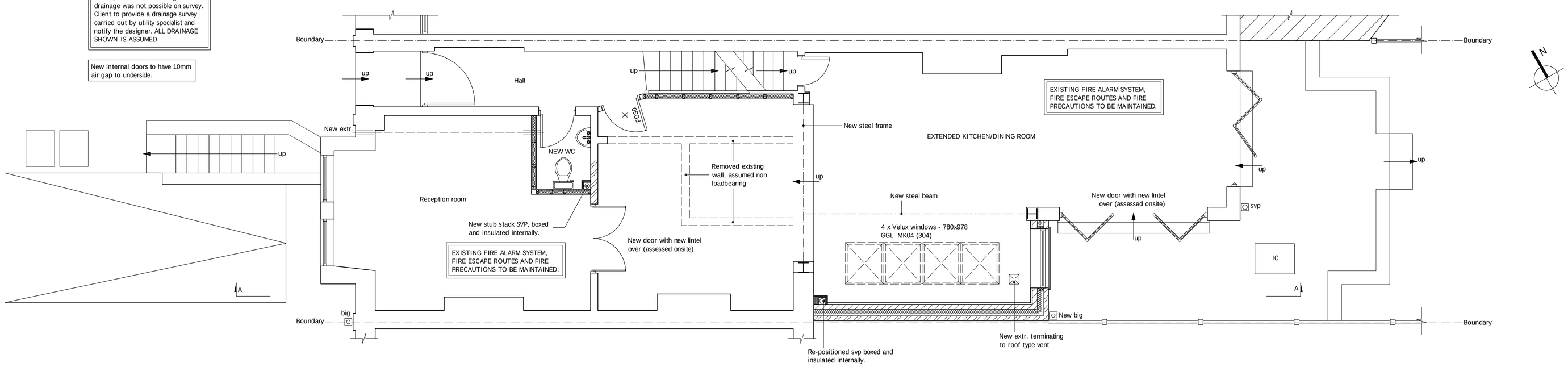
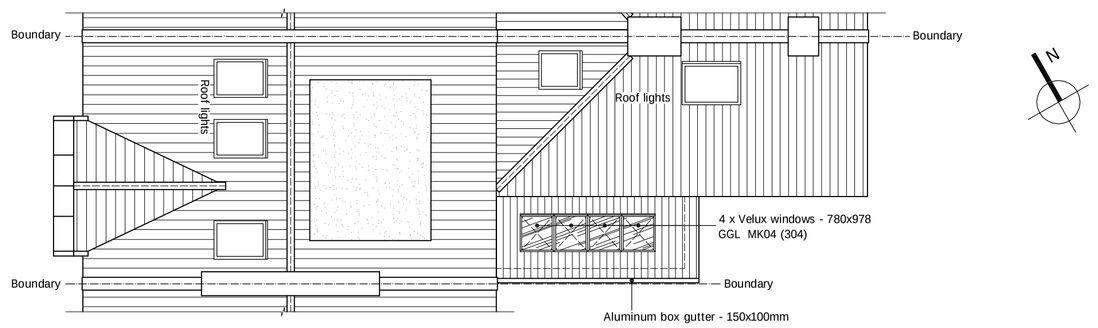
An inspection of the underground drainage was not possible on survey. Client to provide a drainage survey carried out by utility specialist and notify the designer. ALL DRAINAGE SHOWN IS ASSUMED.

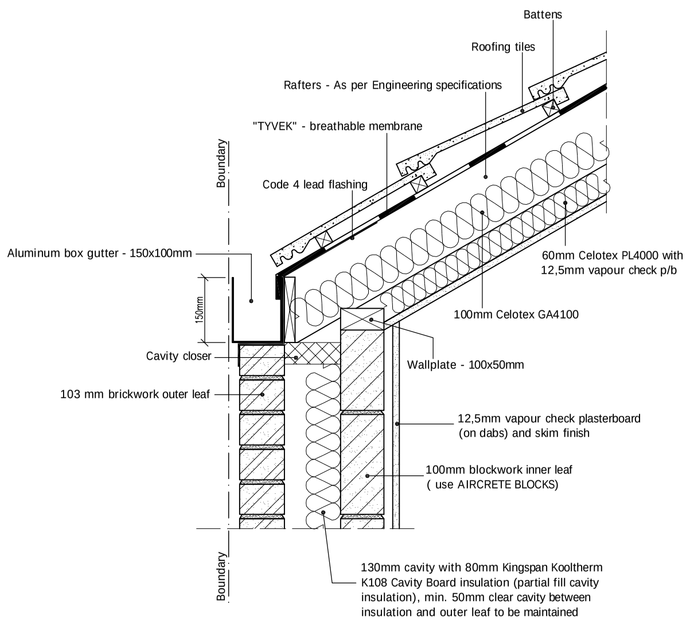
New internal doors to have 10mm air gap to underside.



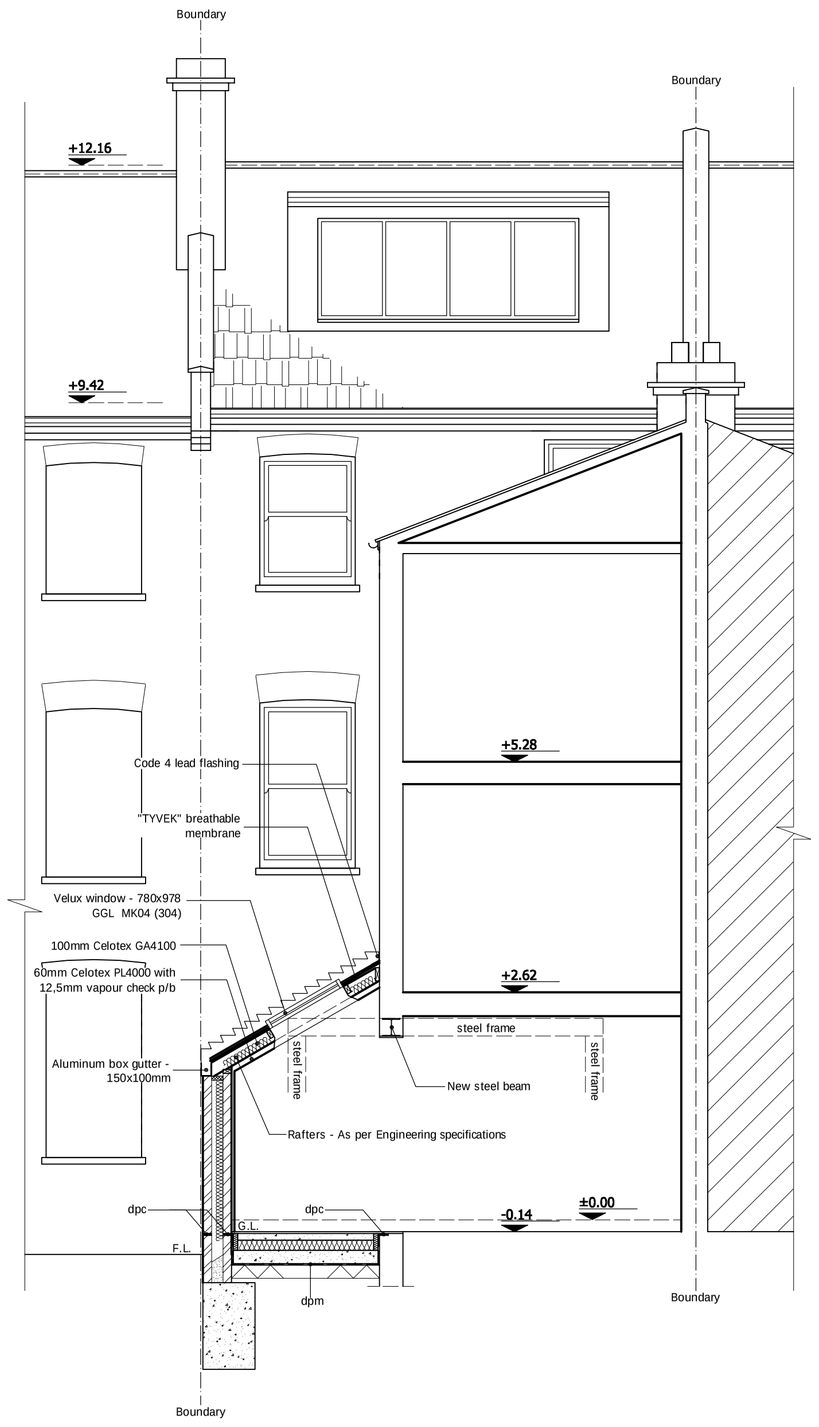
PROPOSED GROUND FLOOR PLAN
scale 1:50

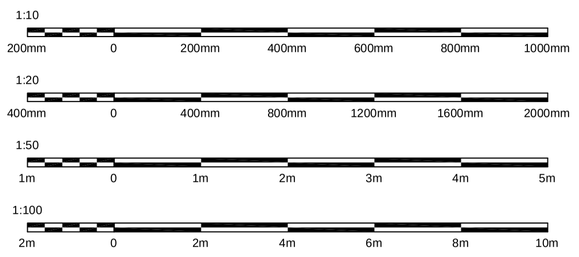


PROPOSED ROOF PLAN
scale 1:100

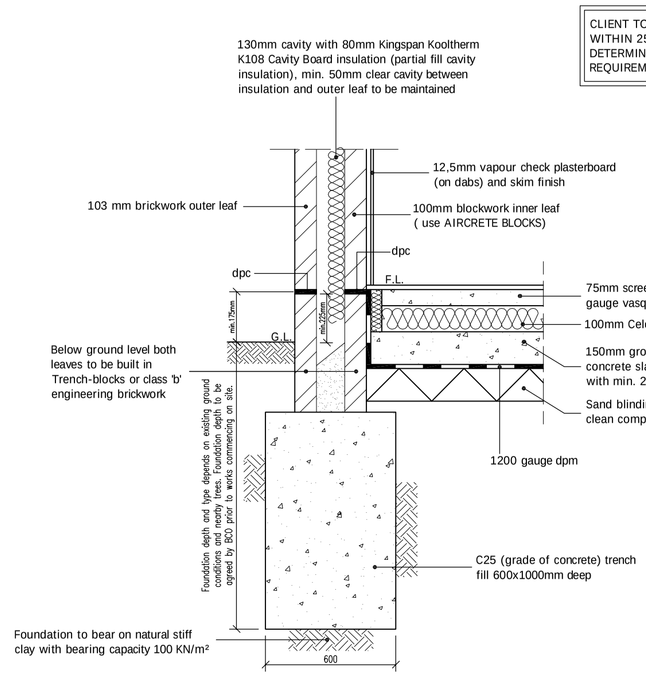


VALLEY GUTTER DETAIL
scale 1:10

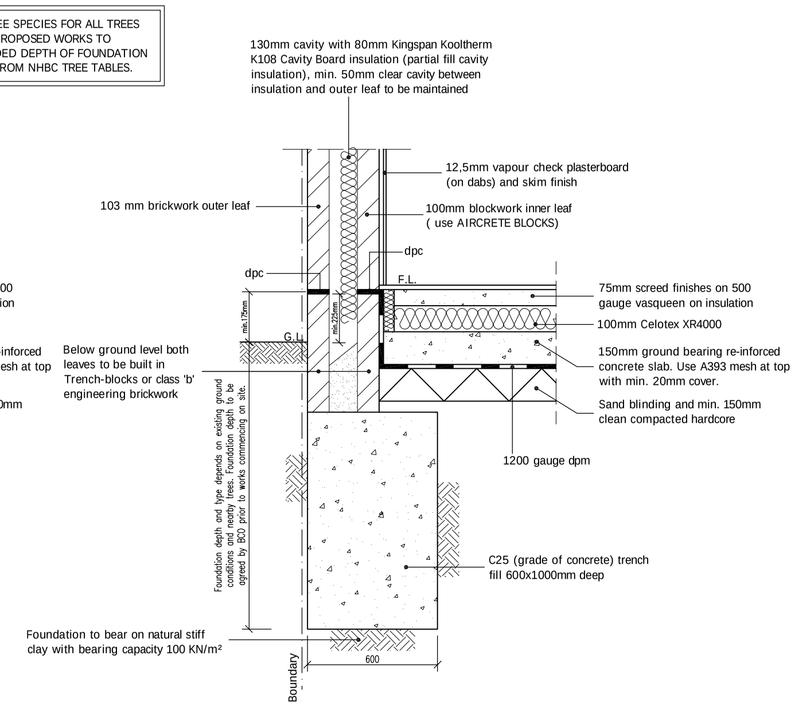




CLIENT TO CONFIRM TREE SPECIES FOR ALL TREES WITHIN 25 METERS OF PROPOSED WORKS TO DETERMINE RECOMMENDED DEPTH OF FOUNDATION REQUIREMENTS TAKEN FROM NHBC TREE TABLES.



TYPICAL FOUNDATION DETAIL
scale 1:20



FOUNDATION DETAIL ON BOUNDARY
scale 1:20

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DRAWING STATUS	PLANNING		
REV.	DATE	NAME	DESCRIPTION

UK Smart Build LTD
9 Cheapside
North Circular Road
London
N13 5ED
020 888 44 11 5

GENERAL NOTES:

Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and re-coordinate all dimensions on site during the course of the works. Any discrepancies to be reported to the Architect. This drawing is to be read in 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/owner should:-

1. Ensure that all working drawings and calculations are approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site. Work done on superseded drawings may need to be removed or altered at your own expense if there is an perceived deviation from building control & planning.
2. Verify boundary lines & ground conditions including checking positions and connections of all goic drains, services, manholes, soakaways, septic tanks & other ancillary items before commencing excavations. Owner is responsible for establishing own boundary lines as UKSB 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.
3. Verify boundary lines & ground conditions including checking positions and connections of all goic drains, services, manholes, soakaways, septic tanks & other ancillary items before commencing excavations. Owner is responsible for establishing own boundary lines as UKSB 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. UKSB are not responsible for builders changing design methods from proposed works. The client is responsible for ensuring the builder follows the specified design.
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 the homeowner or due to site conditions not being as anticipated by the drawings.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 metres of adjoining buildings.

8a.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.

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.
8. Commencement of a building notice or prior to approval of drawings are at the contractors/owners risk. (all UKSB 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 condemned works.
9. Any discrepancies, either between written and site dimensions or between this drawing and the structural engineer's calculations and drawings must be brought to the attention of UKSB before executing the structural, drainage/sanitary and electrical works. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to UKSB attention straight away before works commence as an alternative design can be rechecked and approved by building control and structural engineer.
10. All of UKSB 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 foundation type and building control still need to advise on a different method of construction.
11. 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 UKSB on the design/materials charged for these steel/s.

PLANNING NOTES:

1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing to have a maximum projection of 150mm from the existing roof profile.
3. All new proposed windows shown on this drawing are to be installed in properly sized openings designed to be structurally self sufficient & safe.
4. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this rule is a confirmation that it is.
5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

PRINT @ A1 SHEET SIZE
www.uksmartbuild.com info@uksmartbuild.com

SITE ADDRESS
57 GOLDHURST TERRACE,
LONDON, NW6 3HB

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown	25. JULY. 2024	
DRAWING No.	02.	REVISION	a