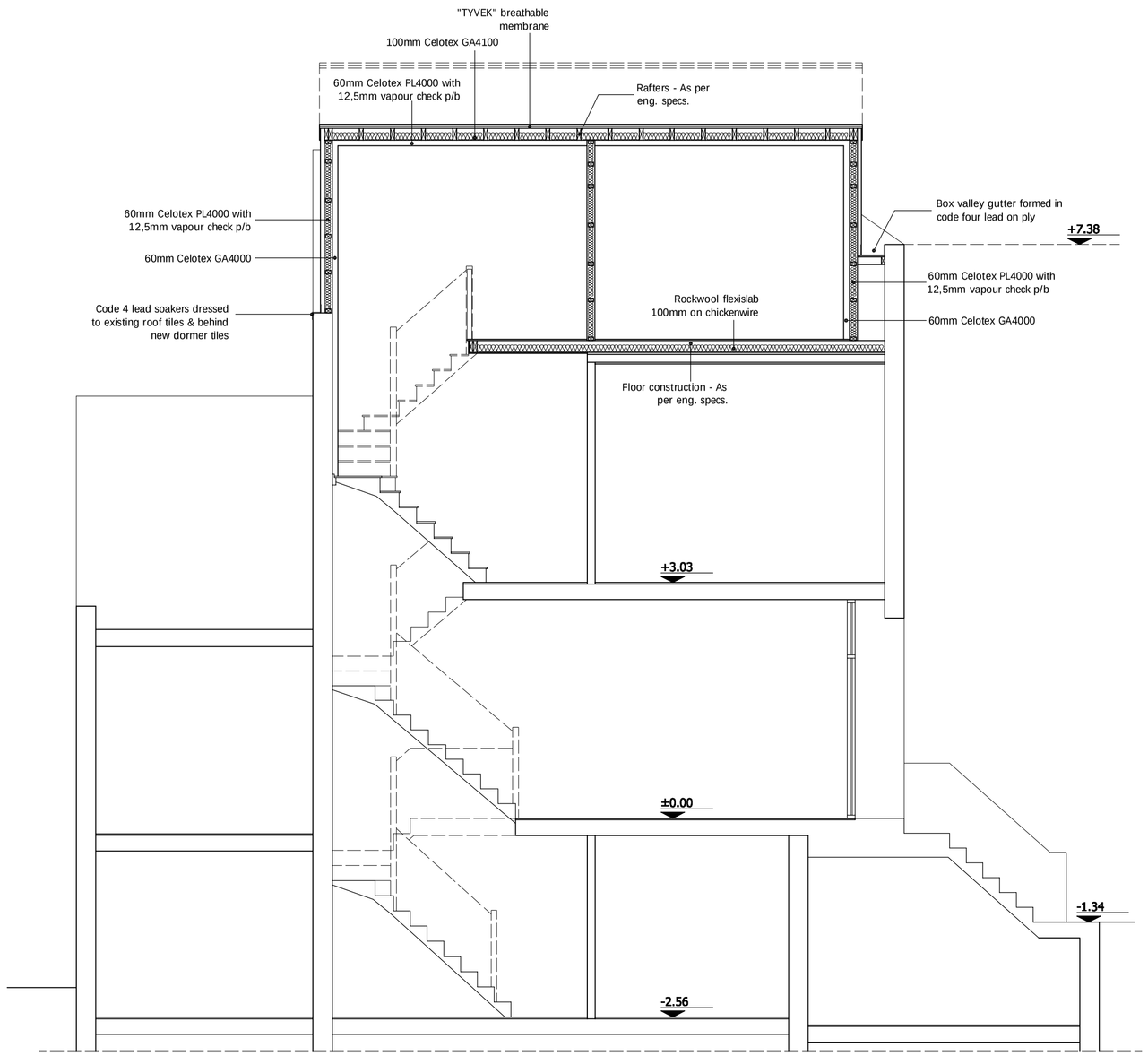
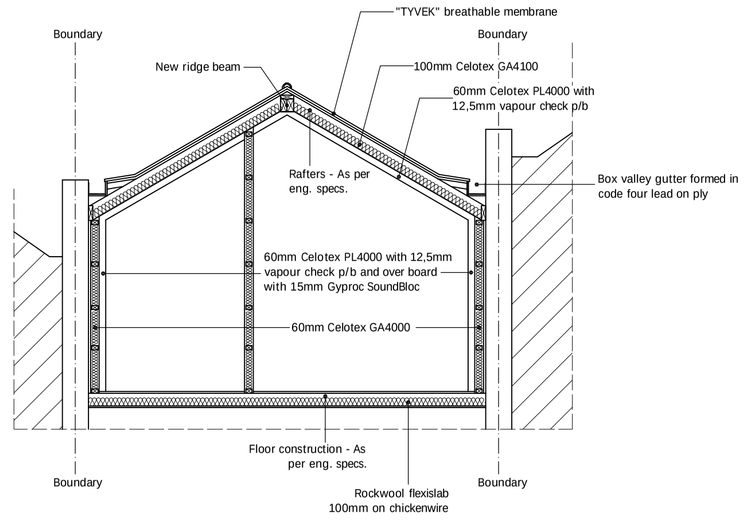
PROPOSED FRONT ELEVATION
scale 1:50



PROPOSED SECTION A-A
scale 1:50



PROPOSED PARTIAL SECTION B-B
scale 1:50

1:50

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

DRAWING STATUS	PLANNING
FOR PLANNING AND BUILDING CONTROL APPROVAL ONLY NOT FOR CONSTRUCTION	

DPL
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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 approved 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 Planning Departments & that they are the current revised drawings before any works start on site by means of certification in writing.
2. Ensure that all necessary S.A.P. Notices are issued to Building Control & that all necessary fees are paid & receiving an approval decision from planning and obtain a plans check certificate for all drawings and calculations.
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 excavations. Owner is responsible for establishing own boundary lines as DPL are not responsible for checking land ownership even if drawings have been signed by owner. Owner is responsible for ensuring that all drainage runs are free flowing & that there is no harm done if a nuisance. DPL are not responsible for builders changing design methods from proposed works.
4. 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.
5. 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)

1. 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" Works carried under a building notice or prior to planning approval are at the contractors/owners risk.
2. All work to be carried out in a workmanlike manner. Builders/Homeowner's building without plans must be approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.
3. 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, electrical, mechanical or any other work. Any deviation from the approved drawings must be approved in writing. If in an site lines 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 rechecked and approved by building control or the engineer before works can commence. Foundation design depth must be approved in writing by Building Control prior to pouring.
4. All of DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a new design may be required. DPL are not responsible for additional costs incurred due to the existing foundation on site requiring different method of construction. If requested by building control either a raft or pad foundation, this will has to be designed by an engineer with an additional cost being implemented.
5. 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.

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, and is bound to the contract and mandate terms between both party's in which a signed contract for creation of works involving drawings and other data has been agreed. Client accepts that any related work 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 under law to be asserted as the author of this material. Anyone found to be in breach of 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. All works to be carried out in accordance with the relevant appropriate codes of practice and to comply with current building regulations.

SITE ADDRESS
168 LEIGHTON ROAD,
LONDON, NW5 2RE

DRAWING TITLE
PROPOSED DRAWINGS - loft conversion

SCALE	DRAWN	DRAWING Number.	REVISION	DATE
as shown @ A1	HEAD OFFICE	DPL.03.	B	22. AUG. 2024