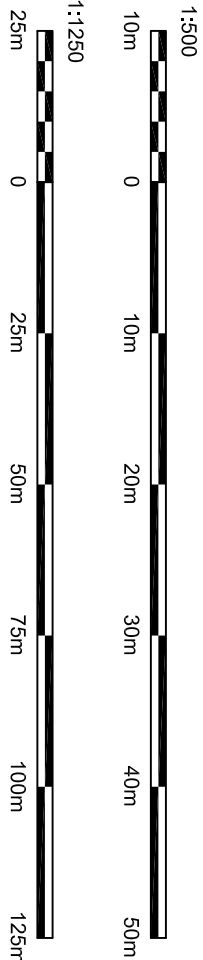


LOCATION PLAN

scale 1:1250

BLOCK PLAN

scale 1:500



DRAWING
STATUS

PLANNING

FOR PLANNING AND BUILDING CONTROL
APPROVAL ONLY NOT FOR CONSTRUCTION

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 the Planning and Building Control Department'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 and submitted to the Building Control Department for approval.
2. Inform and register with the Building Control Department that the works are about to commence on site after receiving an approved 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 set within the site prior to the commencement of excavations. Owner is responsible for the accuracy of these services and their connections to the public mains.
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.
5. Request a copy of the Party Wall Award where works effect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Client's responsibility)

- Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and removed, the contractor must ensure that all elements of the building and adjoining structures are removed and may be off. Works carried under a building notice or prior to planning approval are at the contractor/owner's risk.
- All DPL drawings must be approved before works commence. Builders/homeowners' building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.
- Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or contractor's drawings, shall be resolved by the Building Control Department. The contractor/owner is responsible for mechanical 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 DPL attention straight away before works commence and purchases of materials be made so an alternative design can be rectified and approved by building control or the engineer before works commence. Foundation design depth must be approved in writing by Building Control prior to pouring.
- Where DPL drawings show a foundation design depth, the contractor/owner must ensure that the foundation is designed by 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.
- All walls 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 inspection/builder may proceed with removal. If load bearing then the contractor/owner must ensure that the walls are not to be removed. 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. 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 DISCOURT PLANS LTD for the client. The client agrees to indemnify and hold the contractor/owner harmless from and against all claims, damages, losses and expenses, including both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made, 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.

Discourt Plans LTD hold full copyright of this material and have the full right to control the use of these works, 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 liability can be accepted by DPL for any errors or omissions. DPL will not be liable for any errors or omissions and to comply with current building regulations.

SITE ADDRESS

22 SELBORNE ROAD,
WOOD GREEN, LONDON, N22 7TL

DRAWING TITLE

PROPOSED DRAWINGS

SCALE as shown © A3 DRAWN HEAD OFFICE

DRAWING Number. REVISION DATE

DPL.06. A 27. July, 2026



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