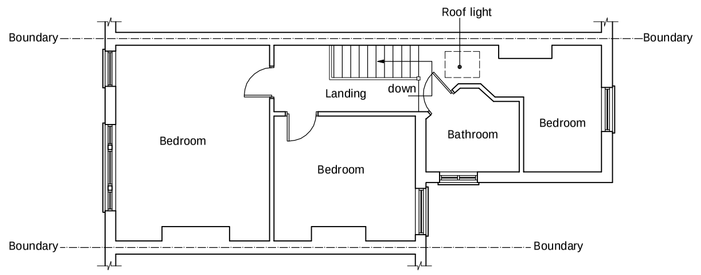
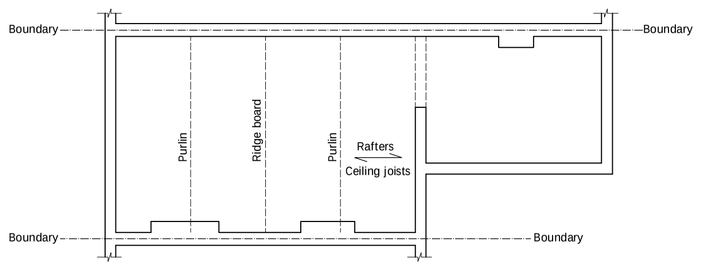


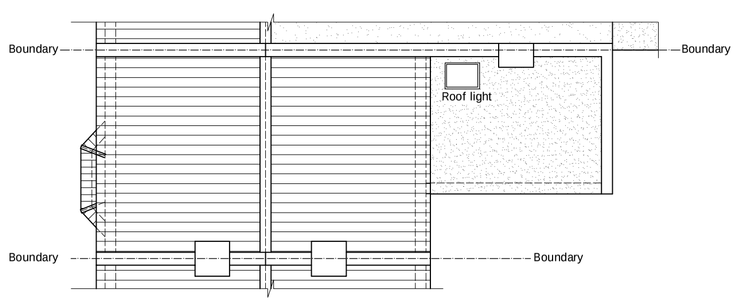
EXISTING GROUND FLOOR PLAN
scale 1:100



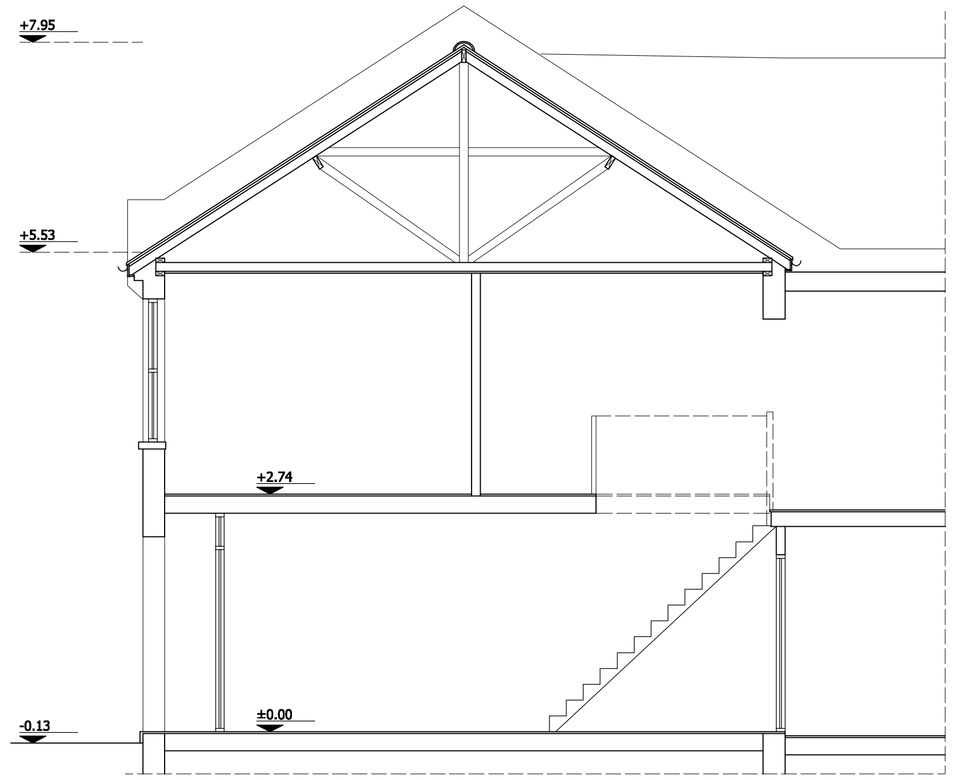
EXISTING FIRST FLOOR PLAN
scale 1:100



EXISTING ATTIC FLOOR PLAN
scale 1:100



EXISTING ROOF PLAN
scale 1:100



EXISTING SECTION
scale 1:50



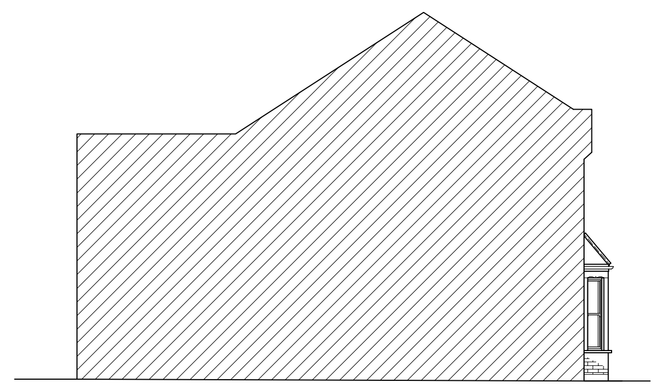
EXISTING FRONT ELEVATION
scale 1:100



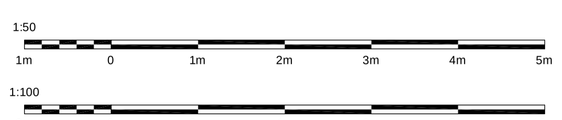
EXISTING SIDE ELEVATION
scale 1:100



EXISTING REAR ELEVATION
scale 1:100



EXISTING Adj. SIDE ELEVATION
scale 1:100



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

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discountplanstld@gmail.com

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 the relevant planning conditions are complied with and discharged by the Local Authority or Planning Departments and that all the current revised submissions are completely approved in writing.
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; drainage services before commencing any work. DPL are not responsible for determining boundary lines responsible for establishing own boundary lines as DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. A land search should be carried out by the homeowner if unknown. 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 works required by building control or any other bodies that may arise from 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)
6. 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 rely on the contractor doing so. Carry out all works in a safe manner complying with current legislation prior to, during and on completion of the demolition/new rise.
7. All DPL drawings must be approved before works commence. Builders/homeowner/ building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.
8. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier's drawings, must be brought to the immediate attention of DPL before executing the structural, drainage, 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 purchase of materials be made as an alternative design can be instructed and approved by building control or the engineer before any unnecessary expenditure is made. DPL cannot be responsible for costs incurred if this is not brought to our attention.
9. All of DPL structural designs are subject to borings being to deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control will need to advise on 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.
10. 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 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, any blockages or defects found during the course of the building works to be notified to DPL 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 purpose of the project as detailed on the drawing and for the exclusive use of the client 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.

Discount 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 terms and conditions mentioned above and that no compensation or refund can be given. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

SITE ADDRESS
156 HERMITAGE ROAD, LONDON, N4 1NL

DRAWING TITLE
EXISTING DRAWINGS

SCALE	as shown	@ A1	DRAWN	HEAD OFFICE

DRAWING Number.	REVISION	DATE
DPL.01.	A	30. SEPT. 2026