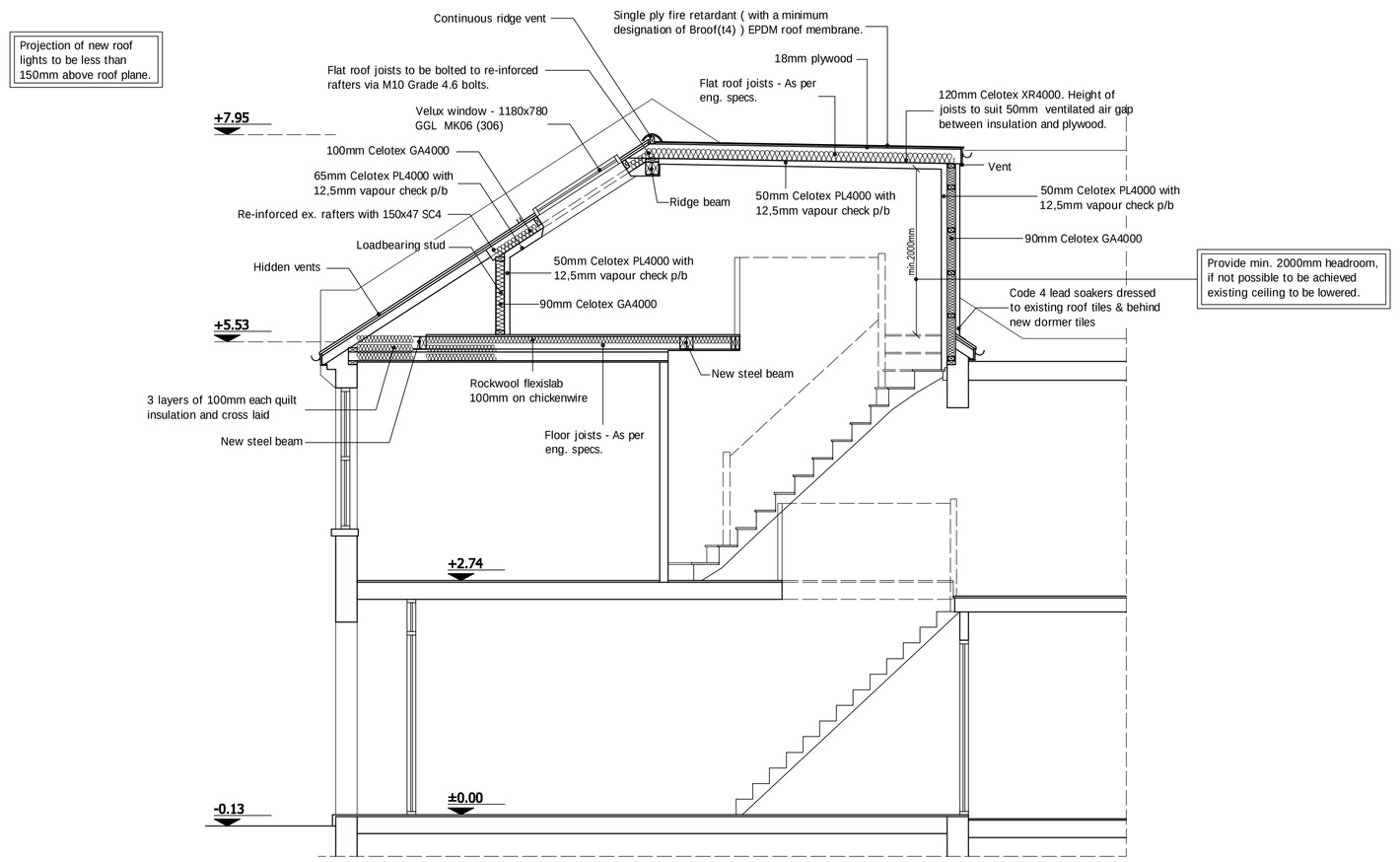
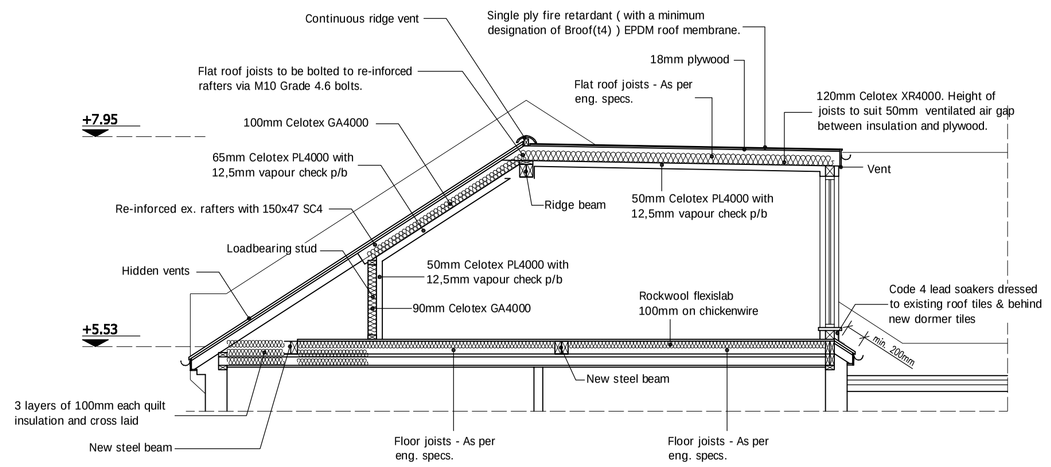


PROPOSED SECTION A-A

scale 1:50



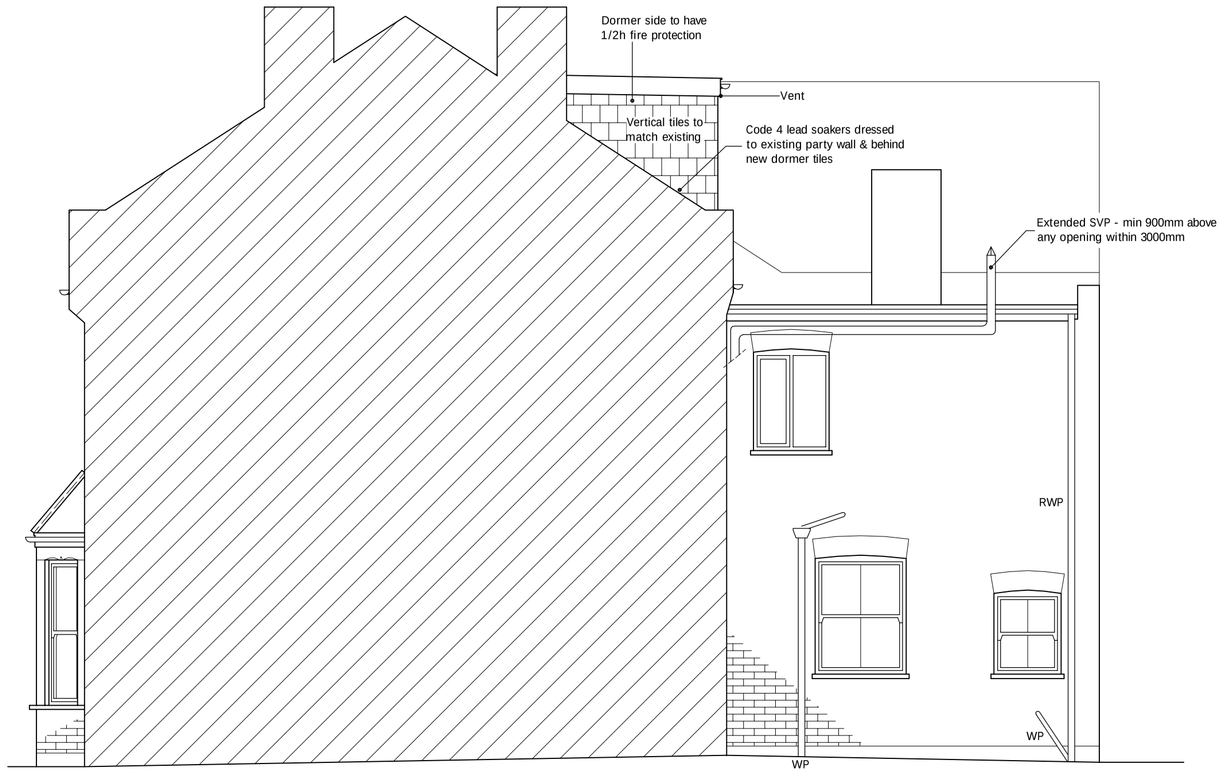
PROPOSED SECTION B-B

scale 1:50



PROPOSED FRONT ELEVATION

scale 1:50



PROPOSED SIDE ELEVATION

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	

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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 Party Wall Agreements are in place & that adjoining owners are aware of the works prior to 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 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 certificates. Drawings have been prepared in good faith that the information supplied to DPL by the owners and/or their agents is correct.
4. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional work required through change on site from the start to end of building works requested by building control or any other party and not shown on the approved drawings.
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. DPL will not be responsible for any additional costs incurred through alterations required by building control or not approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.
2. 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, mechanical or electrical works. Any works carried out before receiving approval from the relevant authority or DPL 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 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.
3. All or DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a method of design will be put forward by a structural engineer and approved by building control prior to the start of different method of construction. If requested by building control either a raft or pad foundation, this will need to be designed by an engineer with an additional cost being implemented.
4. 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 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 construction 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 to which it applies. Unauthorised use, reproduction or alteration of this drawing is strictly prohibited. No verbal agreement will be allowed or claim made of drawing and any other dynamic's relating to this project for whatever reason can be made against DPL.

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SITE ADDRESS
156 HERMITAGE ROAD, LONDON, N4 1NL

DRAWING TITLE
PROPOSED DRAWINGS

SCALE	@	DRAWN	DRAWING Number.	REVISION	DATE
as shown	A1	HEAD OFFICE	DPL.03.	A	30. SEPT. 2026