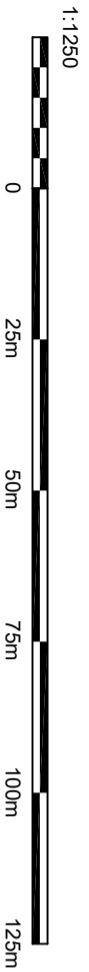
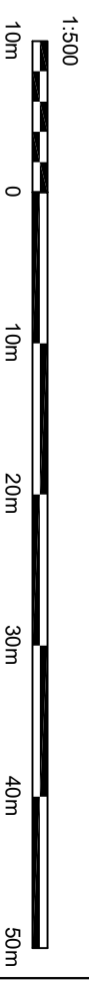


LOCATION PLAN
SCALE 1:1250



BLOCK PLAN (EXISTING)
SCALE 1:500



BLOCK PLAN (PROPOSED)
SCALE 1:500

DRAWING STATUS	PLANNING
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REV.	DATE	NAME	DESCRIPTION

QMD Architectural Consultants
 07881273601
 qm.designs217@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 Engineer's calculations and specifications apply to all drawings.
 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.
 2. Inform the Building Control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
 3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, water, drainage, electricity, and other services. Homeowner is responsible and should provide access to all services.
 4. QMD DESIGNS are not responsible for building design methods from proposed works. The client is responsible for establishing own boundary lines on QMD DESIGNS are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments.
 5. QMD DESIGNS are not responsible for building design methods from proposed works. The client is responsible for establishing own boundary lines on QMD DESIGNS are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments.
 6. 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. (Client's responsibility)

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. Do not scale off this drawing as the scaling may be off.
 8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (All QMD DESIGNS drawings must be approved before works commence.)
 9. Any discrepancies, either between written and site dimensions or between this drawing and other consultants's or suppliers drawings, should be brought to the immediate attention of QMD DESIGNS before executing the structural, drainage, mechanical and electrical works. This then this will need to be brought to QMD attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
 10. Existing foundation is different to foundation if need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction. If required by building control either a lift or piled foundation, this will need to be agreed with building control before any work starts.
 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 QMD on the design/materials changed for these steel/s.

OTHER NOTES:
 All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights and windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm. This note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest applicable codes of practice and to comply with current building regulations.
 An inspection of the underground drainage was not possible on survey. Contractor should check design runs and confirm with building control before starting works. ALL DRAWINGS SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
 TERMS - this drawing has been created for discount prices for the "Silver" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-writing hours for this drawing has been made. No refund will be allowed or claim made of drawing and any other drawings relating to this project, for whatever reason can be made. The drawing is the property of QMD DESIGNS and will be subject to legal action brought against them, any company, department or person that infringes these rights will be subject to legal action 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.
 12. All drainage connections is assumed & is subject for confirmation by building control. All drainage connections should be approved by building control before works commence.

PRINT @ A1 SHEET SIZE
 qm.designs217@gmail.com
 THIS DRAWING'S CONTENT INCLUDING NOTES IS BOUND TO BE AGREED CONTRACT BETWEEN CLIENT & QMD DESIGNS

SITE ADDRESS	
141 Carlyle Road London E12 6BS	
DRAWING TITLE	
LOCATION AND BLOCK PLAN	
DRAWN AT HEAD OFFICE	DRAWN BY
SCALE QS SHOWN @ A1	08. JAN. 2024
REVISION	
QMD .99	