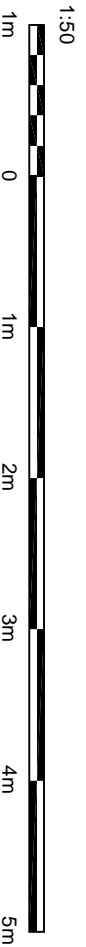


PROPOSED REAR ELEVATION

Scale 1:50



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DRAWING STATUS	PLANNING		
REV.	DATE	NAME	DESCRIPTION

Architectural Design Studio
 4 ST ANNES, DORIC WAY,
 EUSTON, LONDON NW1 1LG
 +44 07838 135 957

DPL

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 drawings. Homeowner is responsible and should 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.
- Ensure that all boundary lines & ground conditions including checking positions and new connections of all gas connections. Owner is responsible for establishing own boundary lines on DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
- DPL are not responsible for builders changing design methods from proposed works. The client is responsible for any changes to the design of the project. DPL are not responsible for any additional structural design changes on site from the start to end of building works requested by building control or any other third party's instruction during building works.
- Owner is responsible for providing suitable and safe working conditions including details of any additional structural design changes on site from the start to end of building works requested by building control or any other third party's instruction during building works.
- 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)

ALL STRUCTURAL ELEMENTS (such as beams, inlets, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

OTHER NOTES:

- Where works include 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 out under a building notice or prior to approval of drawings are of the contractor's/owner's risk. (All DPL drawings must be approved before works commence)
- Any discrepancies, either between drawings and site dimensions or between this drawing and other consultant's or supplier drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works which is on site then this will need to be brought to DPL attention straight away before work commences and purchase of materials be made so an alternative design can be rectified and approved by building control or the engineer before works can commence.
- All of DPL structural designs are subject to loading being in the design. However the existing foundation type and building control will need to advise on a different method of construction, if required by an engineer. No additional work being undertaken on site by building control inspector/builder for load bearing or non-load bearing studs before purchase of steel/s, if non-load bearing then steel should not be ordered. No rafter or column can be given against DPL 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 rooflights 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 left design the former designed on this drawing is set back from the street by 20mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.
- No inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are not blocked. All drainage connections are assumed & is subject for checking by builder, thence water & building control, thence water before works commence.
- THIS DRAWING CONTENT INCLUDING NOTES IS BIND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

SITE ADDRESS

87 THE GOSSAMERS,
 WATFORD, HERTS, WD25 9AN

DRAWING TITLE

PROPOSED DRAWINGS - rear extension

DRAWN AT	HEAD OFFICE	DRAWN BY
SCALE	as shown	16. MARCH 2024
DRAWING NO.	DPL.07.	REVISION
www.discountplansltd.com		