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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			

**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 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.  
 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, electricity, drainage, and other services. All services to be checked and approved by the relevant authorities. Owner is 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. If uncertain a land search should be carried out by the homeowner/contractor.  
 4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for any changes to the design. Any changes to the design should be agreed in writing before 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.  
 5. Owner is responsible for providing suitable and safe working conditions, including suitable access 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.  
 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. (Clients 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's/owner's risk. (All DPL drawings must be approved before works commence) and the contractor/owner is responsible for the likelihood of condemned works.  
 9. 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 and electrical works. It is the contractor's responsibility to ensure that all dimensions are correct and that the works are carried out in accordance with the drawings. DPL is not responsible for any discrepancies which are brought to DPL attention after commencement of construction.  
 10. All of DPL's structural designs are subject to building regulations. It is the contractor's responsibility to ensure that all drawings are in accordance with the building regulations. DPL is not responsible for any discrepancies which are brought to DPL attention after commencement of construction. If requested by an engineer or other professional on site, DPL will carry out a site visit to verify the existing foundation type and building control either a lift or piled foundation. This visit will be charged to the client.  
 11. All steelwork shall be designed by an engineer. No structural steelwork shall be installed 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 changed for these steel/s.

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

**OTHER NOTES:**  
 All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed heights and positions of roof and wall finishes shall be in accordance with the building regulations. All new proposed proposed window 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.  
 An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are in good condition. All drainage connections are assumed & is subject for checking by builder, Thames water & building control, if necessary. All drainage connections are assumed & is subject for checking by builder, Thames water & building control, if necessary. All drainage connections are assumed & is subject for checking by builder, Thames water & building control, if necessary. All drainage connections are assumed & is subject for checking by builder, Thames water & building control, if necessary.  
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 THIS DRAWING CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

SITE ADDRESS	
6 KIRKHAM ROAD, EAST HAM, LONDON, E6 5RY	
DRAWING TITLE	
EXISTING DRAWINGS	
DRAWN AT	DRAWN BY
HEAD OFFICE	
SCALE AS SHOWN	27 FEBRUARY, 2024
DRAWING NO.	REVISION
DPL.02.	-
www.discountplansltd.com	