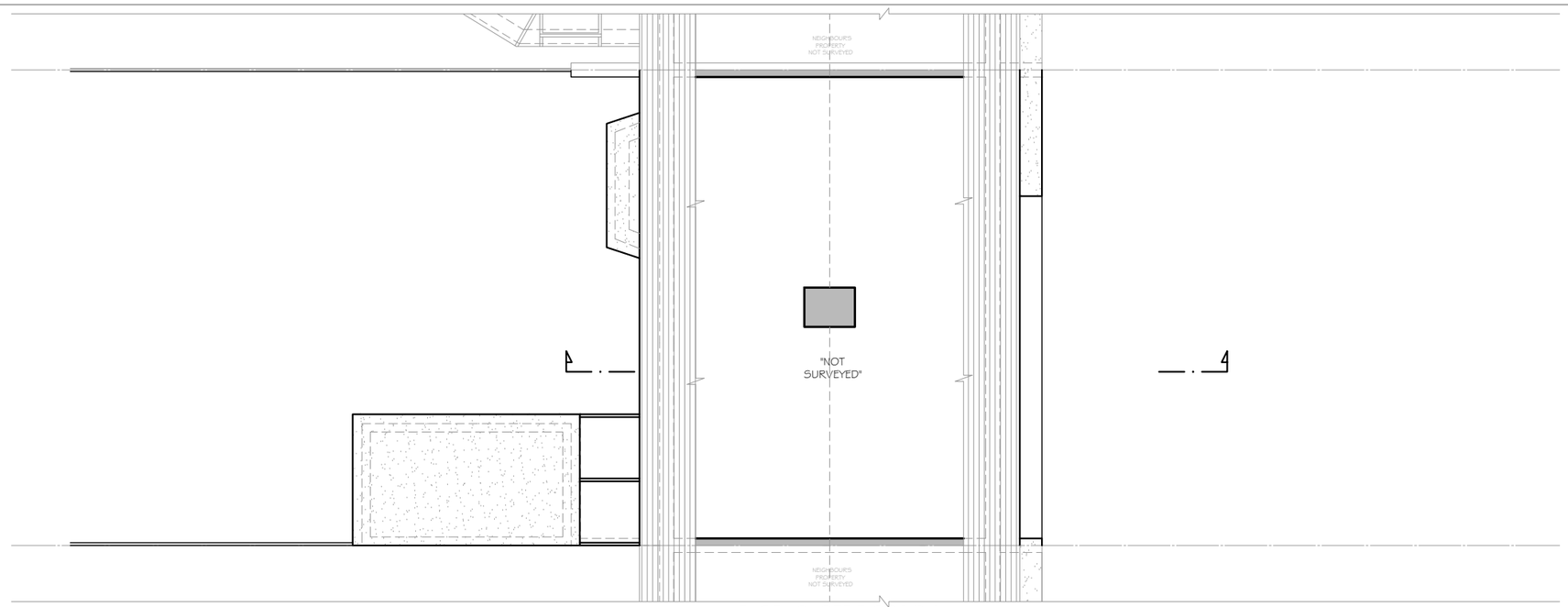
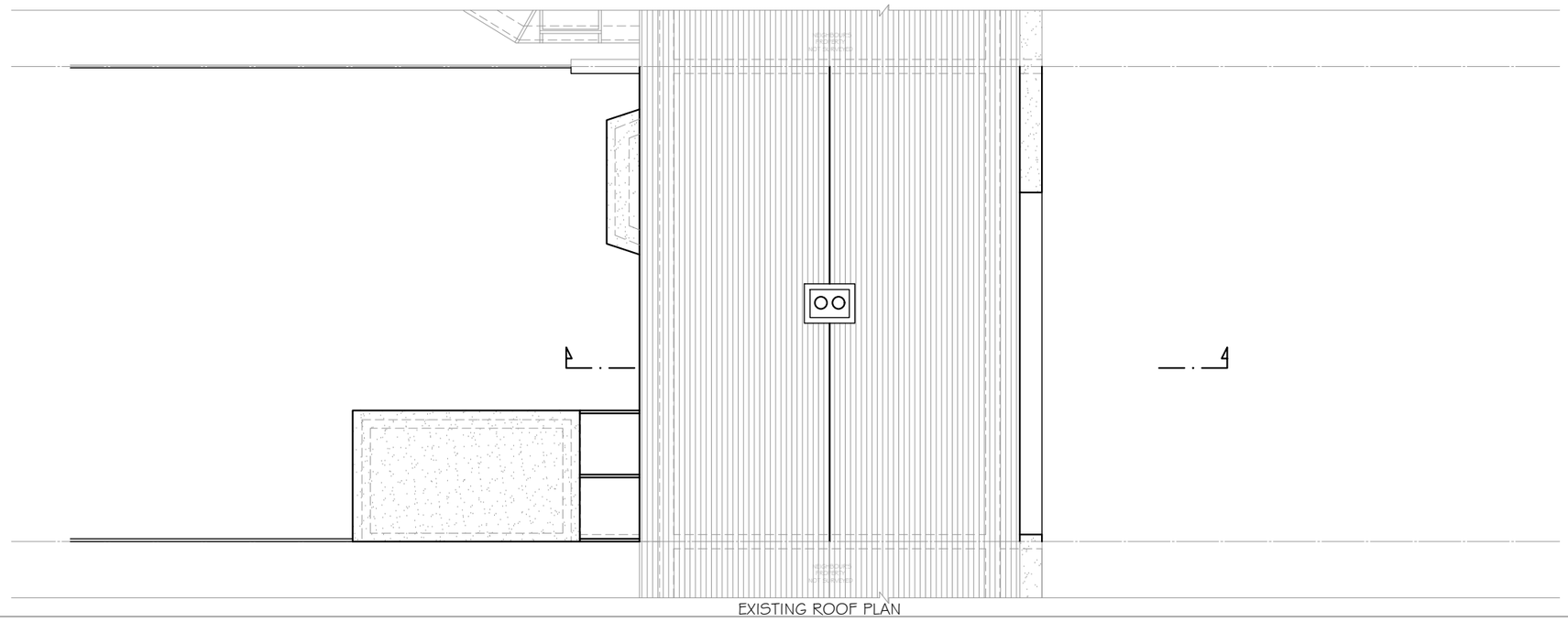


EXISTING LOFT FLOOR PLAN



EXISTING ROOF PLAN

THIS DRAWING TO BE PRINTED IN COLOUR ONLY PRINT ON A3 SHEET SIZE
DO NOT SCALE - ONLY SCALE FOR THE PURPOSES OF PLANNING.

All structural elements (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) shown on drawings are only indicative, they are subjected to further structural engineer's consideration.

1:50 1m 0 1m 2m 3m 4m 5m
1:100 2m 0 2m 4m 6m 8m 10m

GENERAL NOTES:

Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor is 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 should be read in conjunction with all other Architect's and Engineer's drawings, Structural. Engineer's calculations and any specialist supplier's drawings or schedules.
Prior to commencement of building works, the contractor/owner should: -

1. All drawings shall be printed in colour unless otherwise stated.
2. Ensure that all working drawings and calculations are approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
3. 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.
4. Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, water & other services drainage etc. within the site prior to the commencement of excavations. The owner is responsible for establishing their own boundary lines as DDL 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.
5. DDL are not responsible for builders changing the design methods from the proposed works. The client is responsible for works being carried out on a building notice.
6. The owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to the end of building works requested by building control or any other third party's instruction during building works.
7. Request a copy of the Party Wall Award where works affect a party wall or involve excavations within three meters of adjoining buildings or building over a public sewer.
8. All drainage connections are assumed & are subject to checking by the builder, Thames water & building control, foul and surface connections should be approved by Thames water before works commence.
9. Where works involve demolition, ensure that all elements of the building and adjoining structures are accounted for, and that all necessary propping and temporary supports are in place.
10. Works carried out under a building notice or prior to approval are at the contractors'/owner's risk. (All DDL drawings must be approved before works commence). Builders who build without plans being approved by planning & building control are fully responsible for the likelihood of condemned works.
11. Any discrepancies between this drawing's dimensions, site dimensions or between other consultant's or suppliers' drawings, should be brought to the immediate attention of DDL before executing the structural,
11. Cont'd, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match those used on site. This will then need to be brought to the attention of DDL straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.
12. All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed 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 appropriate codes of practice and to comply with current building regulations.

REV	DESCRIPTION	DATE
A	Issued to council for planning approval.	16.07.2025

DOMENECH DESIGN LTD
69 WADES HILL, LONDON, N21 1AU
0203 287 4814
www.domenechdesign.com

STATUS: PLANNING

SITE: 18 GRIMSTONE ROAD, HITCHIN, SG4 7HH

TITLE: EXISTING DRAWING

SCALE AT A3:	DRAWN & CHECKED BY:	
AS SHOWN	Richard Domenech	
PROJECT NO:	DRAWING NO:	REVISION:
P0000	2	A