



(SD) = Interlinked smoke detector with battery back up and dedicated circuit  
 FD30 = 30 minute rated fire door with intumescent strips and smoke seals  
 (HD) = Heat detector

1:50 PLANS 0 1 2

**PLANNING DRAWING ONLY  
NOT FOR CONSTRUCTION**

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**Health and Safety Legislation.**  
**Construction (Design & Management) Regulations 2015**  
 The client should make themselves aware of their duties and responsibilities under the Construction (Design & Management) Regulations 2015 including making suitable arrangements to ensure that throughout the planning, design and construction of a project, adequate consideration is given to the health, safety and welfare of all those affected and involved in the construction work. The client should ensure that all relevant pre-construction information is provided as soon as practicable to the designer and contractor (including the principal contractor) who is bidding for work on the project or has already been appointed. DSB Property Designs Ltd will be appointed 'designer' for the pre-construction phase of the project to prepare drawings, design details and specifications for the submission of town planning and/or building regulation applications only. Domestic client duties will automatically pass to the contractor or principal contractor during the construction phase of the works, and these are general duties to manage health and safety of the site and works which a contractor already has a duty to discharge. These drawings form our part of the health and safety file under CDM 2015, we are not involved with the construction phase of the project therefore our involvement as Principle designer has now ended and the client must pass these documents to the Principal Contractor and appoint them in writing to carry out their duties under CDM 2015. Note that a project is notifiable to the HSE if the construction work on a construction site is scheduled to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project or it exceeds 500 person days. These drawings are compiled on the sole basis that the works will be undertaken by a competent Contractor experienced in the nature of the works shown hereon. ALL required temporary works to undertake the proposals shown hereon are the responsibility of the Contractor. These drawings are not a step by step instruction guide and in some cases changes may be required. Any deviations from the drawings must first be agreed with Building control. Where our involvement required this must be instructed in writing and will be charged at our standard rate. We suggest an Asbestos survey is carried out and where any Asbestos is found seek the appropriate advice. Any asbestos must be dealt with by an approved, licensed contractor only.

REV / REVISION NOTE	REVISION DATE	BY
DWG REF 2023/10/30 Windsor	SHEET 02 of 12	
SCALE 1:50/1:100/1:1250	DRAWN DATE 10/23	
PAPER A1	DRAWN BY DB	CHECKED NE

**DSB Property Designs LTD**  
 Architectural & Chartered Building Consultancy  
**CIOB** Chartered Building Consultancy  
 THE CHARTERED INSTITUTE OF BUILDING

**Professionalism and Integrity in Construction**  
 PROJECT: -  
 RE-PITCH ROOF TO FORM ROOMS IN ROOF WITH DORMERS TO FRONT AND REAR, BALCONY TO REAR, ALTERATIONS TO ELEVATIONS  
 SITE ADDRESS:-  
 30 WINDSOR AVENUE  
 GRAYS  
 ESSEX  
 RM16 2UB  
 CLIENT: -  
 Mr and Mrs Walia

**SMARTER PLANNING CHAMPION**  
**partner LABC**  
**WALL KEY: -**  
 Existing stud/ block  
 Existing solid walls  
 Block walls  
 Stud walls  
 Existing cavity walls  
 Proposed walls

**Engineer**  
**Planning**  
**Bldg Regs**  
**Construction**  
**MATERIALS:-**  
 1) Matching Render/Brick  
 2) Matching Interlocking Tile  
 3) PVC Windows and Doors  
 4) PVC Rainwater Goods  
 5)  
 7)

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07 Existing Ground floor plan 1:50  
 All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.

02 Existing Plans  
 All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.