



(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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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 Principle 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 is 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

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)
 6)
 7)

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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.

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.

- General**
- Use interlocks specified by Beam and block floor manufacturer only to ensure correct strength block is used, details and locations of beam and block floor to be submitted to Building Control from chosen manufacturer prior to commencement of this stage of the works. Provide DPC below beam and block bearings.
 - All new timber to be pressure impregnated against rot and insect attack, all timber dimensions specified are minimum sizes required.
 - Prior to commencement of works expose and check existing foundation, confirm all levels where details differ contact engineer for redesign charged at engineers standard rate. Ensure foundations are trench and not pile or raft if found to be designed then foundations may need to be reconsidered.
 - Allow for shrinkage details in timber
 - Care to be taken to determine exact position and levels of existing underground and general services. Check for Gas, Electric main cables, drainage, pipe work, telecommunications etc allow for diversion protection as agreed with the relevant Utility companies only. No Gas mains to be built over, consult Gas utility company for diversion.
 - Existing drainage appears to be private if found to be shared it must comply with Anglia Water requirements. It is important to check these details prior to any works commencing on site. Where details differ contact DSB. Applications will be charged at our standard rate.
 - Expose and check existing foundation type and depth prior to commencement of any works and confirm they are trench, where details differ a structural design may be required. Confirm with Building Control prior to commencement of works. Where existing foundations are deeper than the proposed the proposed must be taken down to at least the same level as the existing but no less than shown and in some cases deeper foundation may be required subject to visible roots and ground conditions. Allowances should be made for this in
 - Remove tree's near to proposal check to ensure no TPO's exist prior to removal if in doubt consult LA.
 - Note: Foundation depths are subject to soil type, tree roots and distances from trees, we suggest that a trial pit is formed first for investigation by Building Control prior to excavating the full trench to establish the final foundation depths.
 - Ensure suitable diagonal bracing, bracing details, straps and noggin's for adequate stability.
 - Ensure existing property is supported to prevent collapse during works.