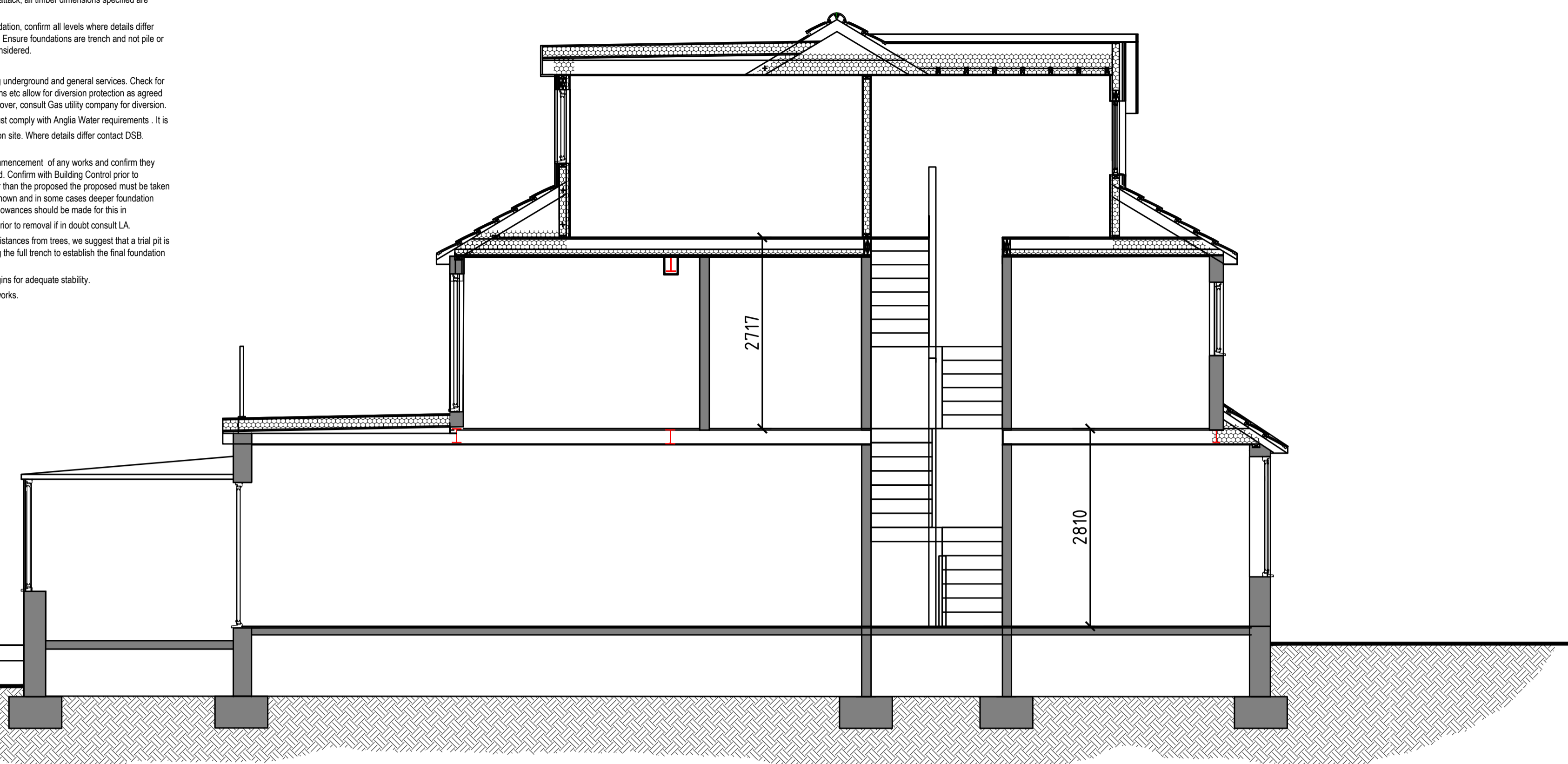
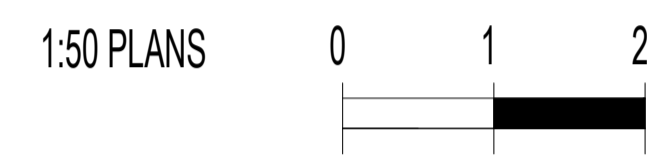


- General**
- A) Use infill blocks specified by Beam and block floor manufacturer only to ensure correct strength block is used, details and calculations of beam and block floor to be submitted to Building control from chosen manufacturer prior to commencing this stage of the works. Provide DPC below beam and block bearings.
 - B) All new timber to be pressure impregnated against rot and insect attack, all timber dimensions specified are minimum sizes required.
 - C) 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 than foundations may need to be reconsidered.
 - D) Allow for shrinkage details in timber.
 - E) 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.
 - F) 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.
 - G) 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 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
 - H) Remove trees near to proposal check to ensure no TPO's exist prior to removal if in doubt consult LA.
 - I) 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.
 - J) Ensure suitable diagonal bracing, bracing details, straps and nogginns for adequate stability.
 - K) Ensure existing property is supported to prevent collapse during works.

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 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 advise. Any asbestos must be dealt with by an approved licensed contractor only.



- Ⓢ = interlinked smoke detector with battery back up and dedicated circuit
- FD30 = 30 minute rated fire door with intumescent strips and smoke seals
- Ⓜ = Heat detector



**PLANNING DRAWING ONLY
 NOT FOR CONSTRUCTION**

Copyright
 This drawing is the copyright of DSB Property Designs LTD and must not be traced or copied in anyway or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property as referred to on the drawing. This drawing may be copied for by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulations application and may not be used for any other purpose.

REV	REVISION NOTE	REVISION DATE	BY
DWG REF	2023/10/30 Windsor		
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

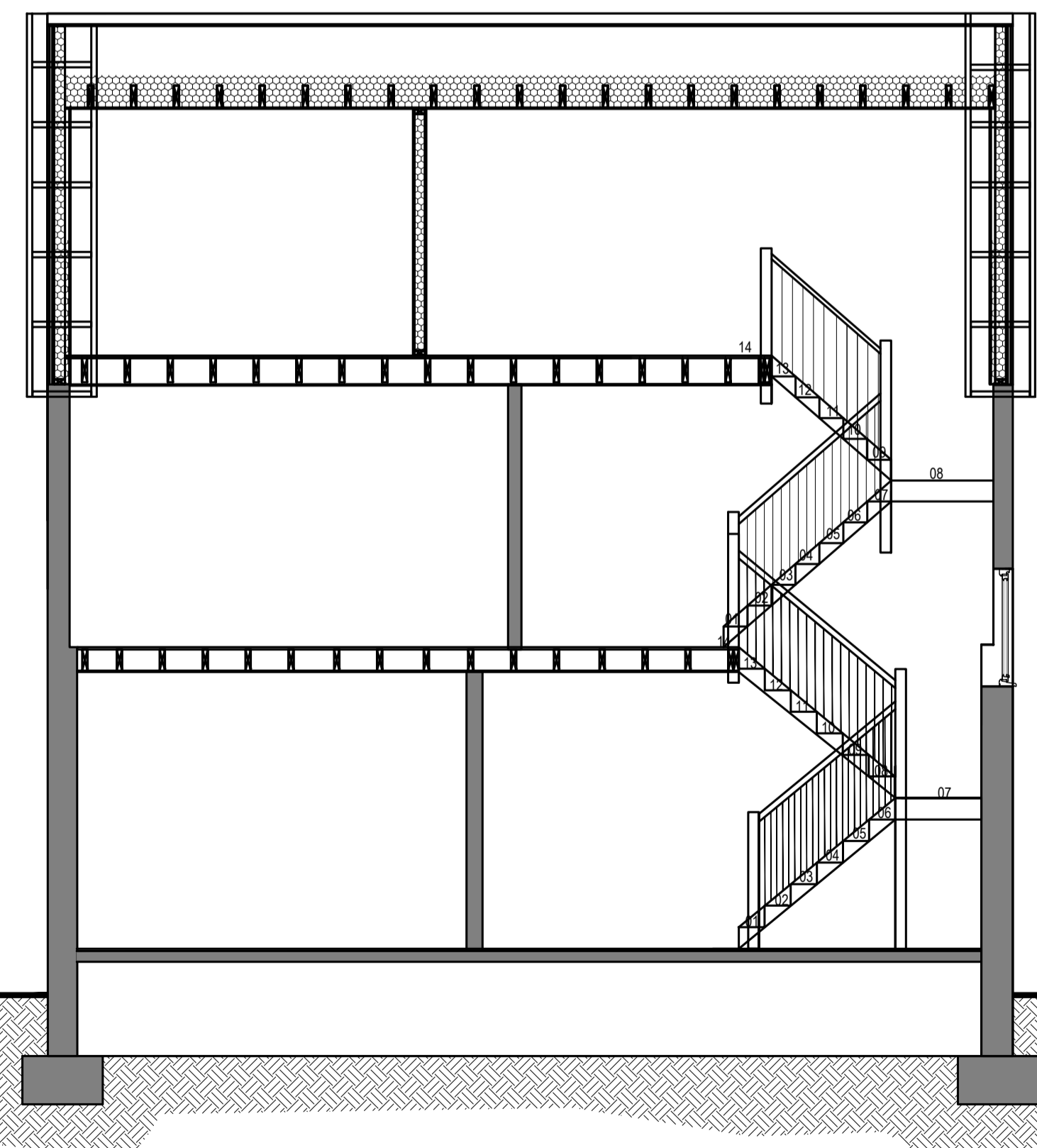
WALL KEY:-

- Existing stud/ block
- Existing solid walls
- Block walls
- Stud walls
- Existing cavity walls
- Proposed walls

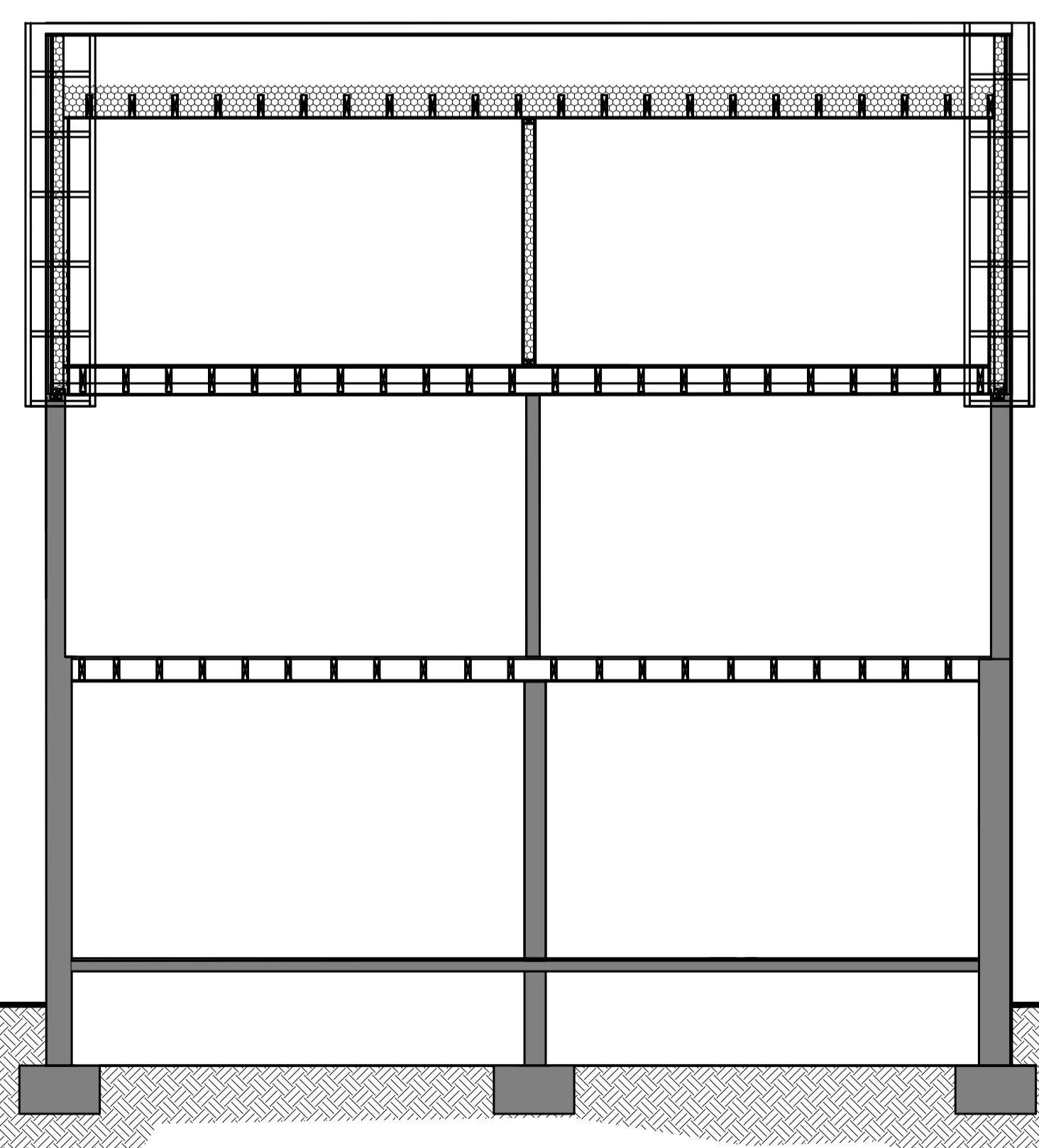
Engineer
 Planning
 Bldg Regs
 Construction

MATERIALS:-
 1) Matching Render/Brick
 2) Matching Interlocking Tile
 3) PVC Windows and Doors
 4) PVC Rainwater Goods
 5)
 6)
 7)

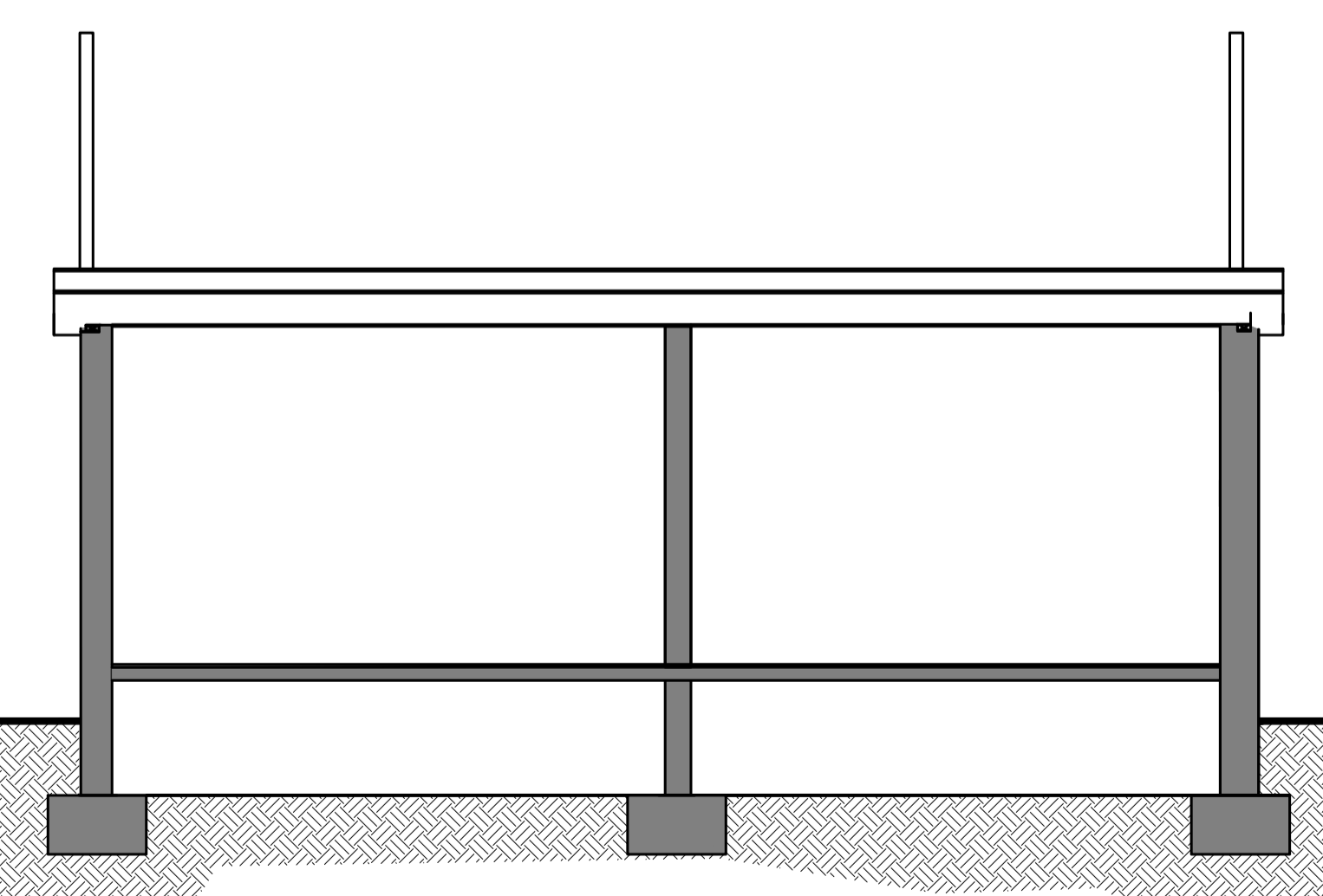
26 Proposed Section C-C 1:50
 All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.



27 Proposed Section D-D 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.



28 Proposed Section E-E 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.



29 Proposed Section F-F 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.