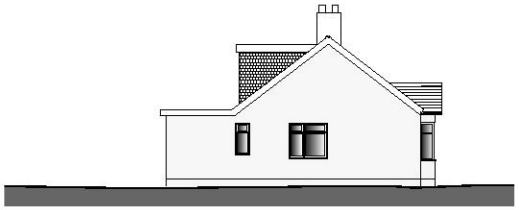
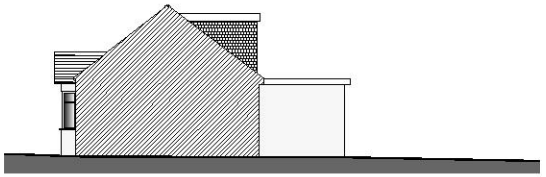
16 Proposed Front 1:100

17 Proposed Rear 1:100

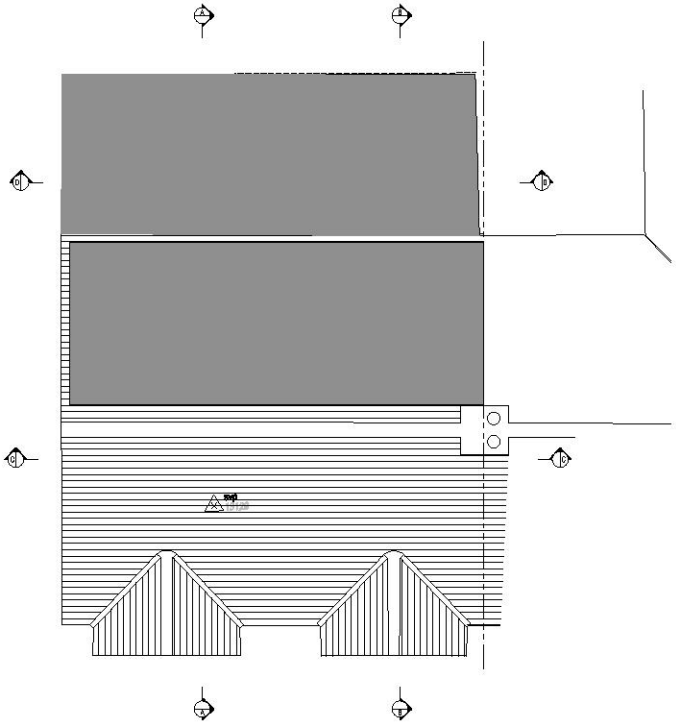


18 Proposed Side 1:100



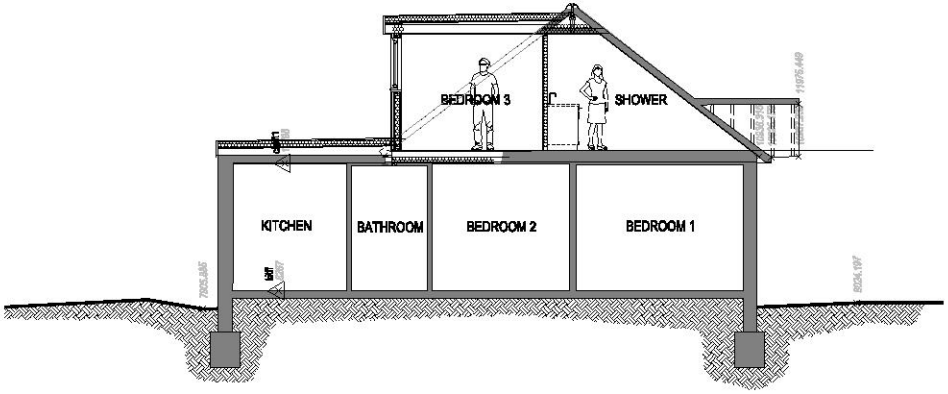
19 Proposed Side (Party Wall) 1:100

1:1250 0 25 50
1:200 0 4 8
1:50 PLANS 0 1 2
1:100 ELEVATIONS 0 2 4



20 Proposed Roof 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.



21 Section A-A 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.

Health and Safety Legislation.

Construction (Design & Management) Regulations 2015

The client should make immediate assess of their duties and responsibilities under the Construction (Design & Management) Regulations 2015 including setting 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 on time as specified in the Regulations and particular Protective Fire schedule, particular) 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 construction of some elements under Safety consultation conditions only. Domestic client duties will automatically pass to the contractor or principal contractor during the construction phase of the works, and there are general duties to assess health and safety of the site and carry out a risk assessment. Please contact us if you have any questions.

Please document from our end of the health and Safety 2 in order CDM 2015, we are not involved with the construction phase of the project therefore the involvement as Principle Designer has now ended and the client must pass these documents to the Principle Contractor and appoint them to ensure and their duties under CDM 2015. Note that a project is notifiable if the HSE if the construction work on a construction site is anticipated to last longer than 30 working days and involve more than 20 workers working simultaneously at any point in the project or it exceeds 500 person days.

These structures are exempted on the site basis that the works will be undertaken by a competent Contractor experienced in the nature of the works shown herein. All a competent homeowner would be undertaken the proposals shown herein are the responsibility of the Contractor.

These structures are not a sign for other non-resident works and in some cases structures may be required. Any Building Notes for structures must first be agreed with Building Control. Where our involvement is stopped this must be instructed in writing and will be charged at our standard rate.

The consent on Authorities purpose is verified and not where our Authorities is found upon the accountable authority. Any authorities and the client will be an appointed Approved contractor only.

General

A) Use NH bricks specified by Brass 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 the stage of the works. Provide DPC below beam and block bearings.

B) All steelwork to be pressure impregnated against rot and insect attack, c) Timber alternative specified are minimum sizes required

C) Prior to commencement of works expose and check existing foundation, confirm of levels where details differ contact engineer for redesign changes at engineers standard rate. Excess foundations are trench and not pile or wall if found to be designed from foundations may need to be reconsidered.

D) Allow for drainage details to follow

E) Care is to be taken to determine exact position and levels of existing underground and general services. Check for Gas, Electric main cables, drainage, pipe work, telecoms installations etc other 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 Anglian 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 in-situ, where details differ a standard 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 450mm and in some cases deeper foundation may be required subject to visible roots and ground conditions. Allowance should be made for this in

H) Remove trees near to / proposed should be assess on TPO's and prior to removal. Fit seed around LA.

I) Note: Foundation depths are subject to root type, tree roots and clearance from trees, we suggest that a trial pit be formed first for investigation by Building control prior to commencing the full trench to establish the final foundation depths.

J) Ensure adjacent disposal trenching, trench details, slopes and supports for adequate stability.

K) Ensure existing property is supported to prevent subsidence during works.

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PLANNING DRAWING ONLY
NOT FOR CONSTRUCTION

REF	REVISION NOTE	REVISION DATE	BY

DWG REF	2021/10/18RHC	SHEET 06 of 08	
SCALE	1:50/1:100	DRAWN DATE	OCT21
PAPER A1	DRAWN BY PSG	CHECKED	DB

DSB Property Designs LTD
Architectural & Chartered Building Consultancy
CIOB THE CHARTERED INSTITUTE OF BUILDING
Chartered Building Consultancy
Professionalism and Integrity in Construction

PROJECT: -
Hip to Gable with Rear Dormer Extended and Internal Alterations

SITE ADDRESS:-
18 Rochford Hall Close
Rochford
Essex
SS4 1HF

CLIENT: -
Mr and Mrs Hills

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 Roof tiles.
2) Matching brickwork Tie
3) PVC Windows and Doors
4) PVC Rainwater Goods
5
6
7
8

Tel: 01702 302 386 Email: info@dsbdesigns.co.uk
Web: www.dsbdesigns.co.uk

90 Proposed Plans and Elevations

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