



26 Indicative Existing 3d Front View

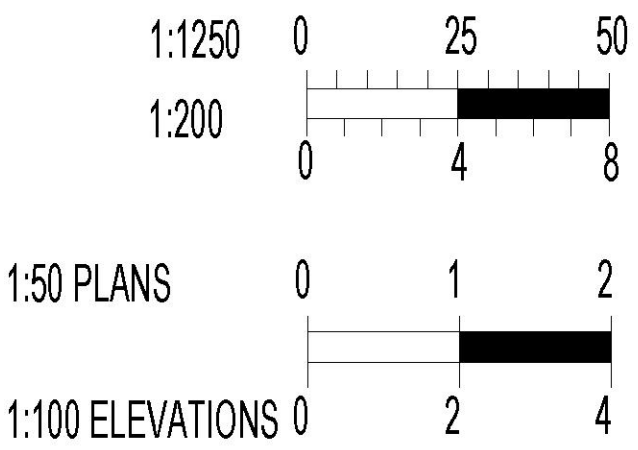


27 Indicative Proposed 3d Front View



28 Block Plan 1:200

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 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 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.



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PLANNING DRAWING ONLY
NOT FOR CONSTRUCTION

REV	REVISION/NOTE	REVISION/DATE	BY
A	LPA REQUEST BEDROOM REMOVED	21.06.22	PSG
DWG REF	2021/03/50PR	SHEET	08 of 08
SCALE	1:200	DRAWN DATE	MAR2
PAPER	A1	DRAWN BY	PSG
		CHECKED	DB

DSB Property Designs LTD
Architectural & Chartered Building Consultancy

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THE CHARTERED INSTITUTE OF BUILDING

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PROJECT:-
LOFT CONVERSION WITH DORMERS TO FRONT AND REAR, SINGLE STOREY REAR/SIDE EXTENSION TO INCORPORATE GARAGE AND INTERNAL ALTERATIONS

SITE ADDRESS:-
50 Priory Road
Romford
Essex
RM3 9AT

CLIENT:-
Mr and Mrs Perks

SMARTER PLANNING CHAMPION

partner LABC

WALL KEY:-	Engineer
Existing stud/ block	Planning
Existing solid walls	Bldg Regs
Block walls	Construction
Stud walls	
Existing cavity walls	
Proposed walls	

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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Indicative 3d Views and Block Plan
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.