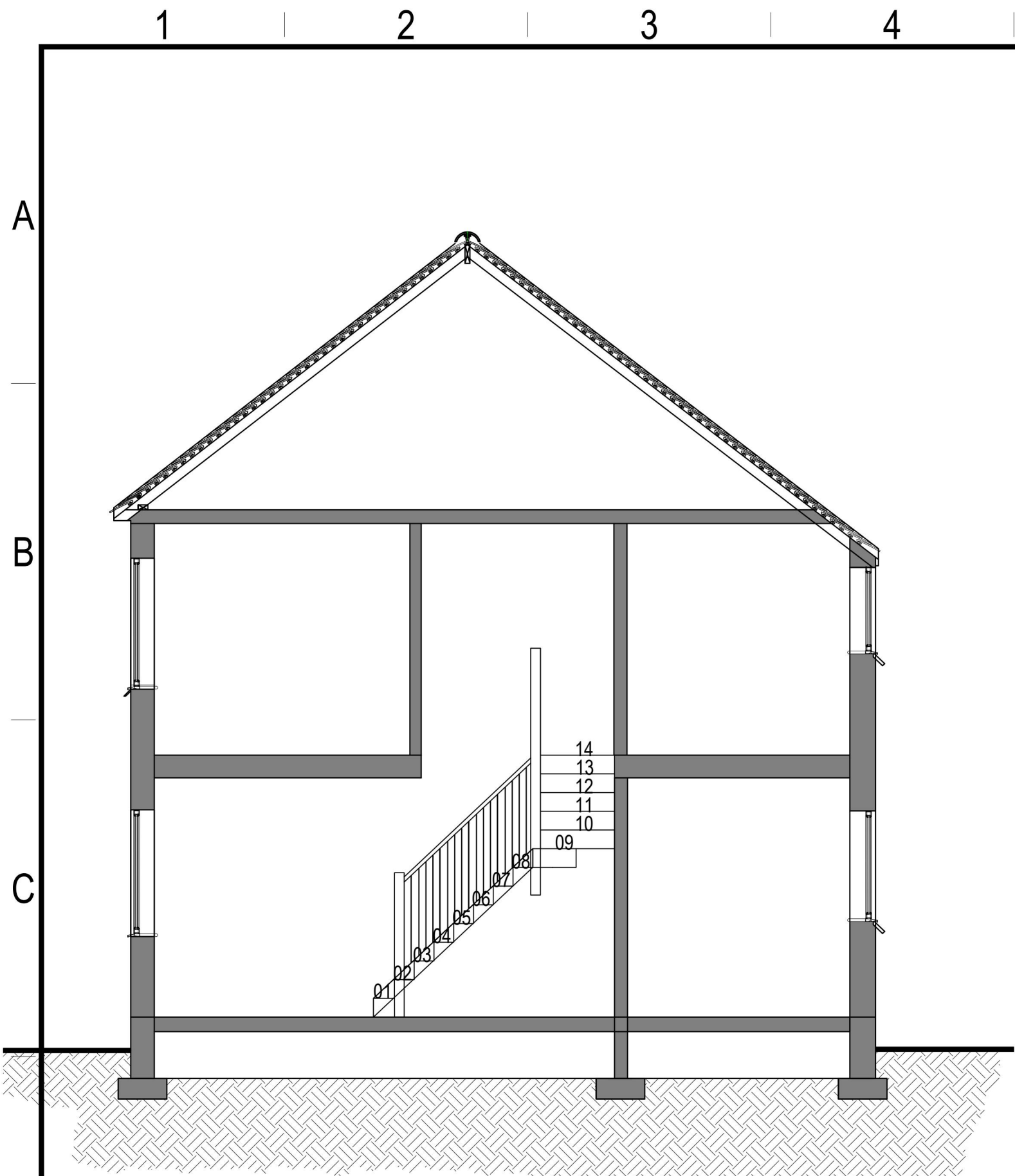
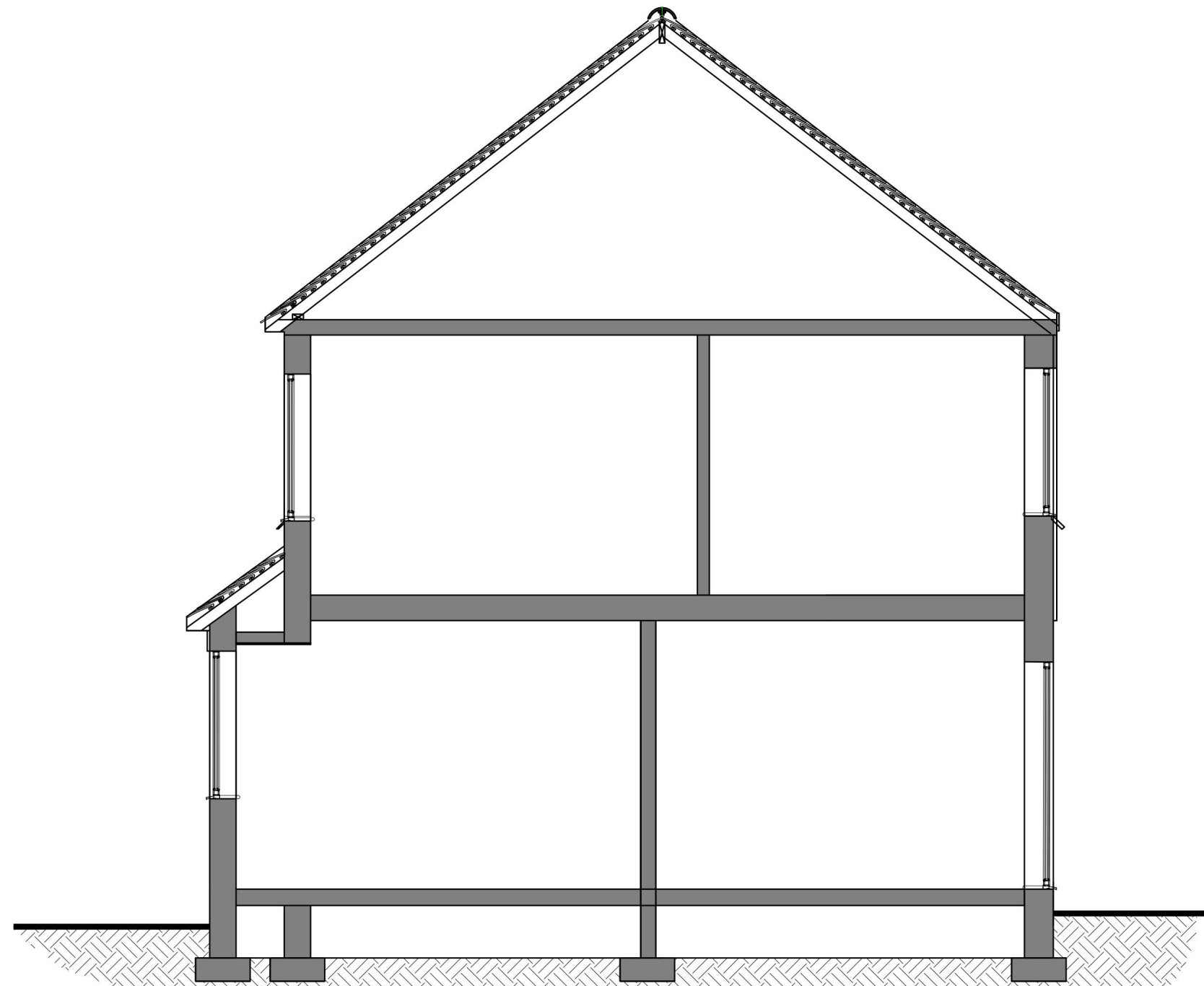






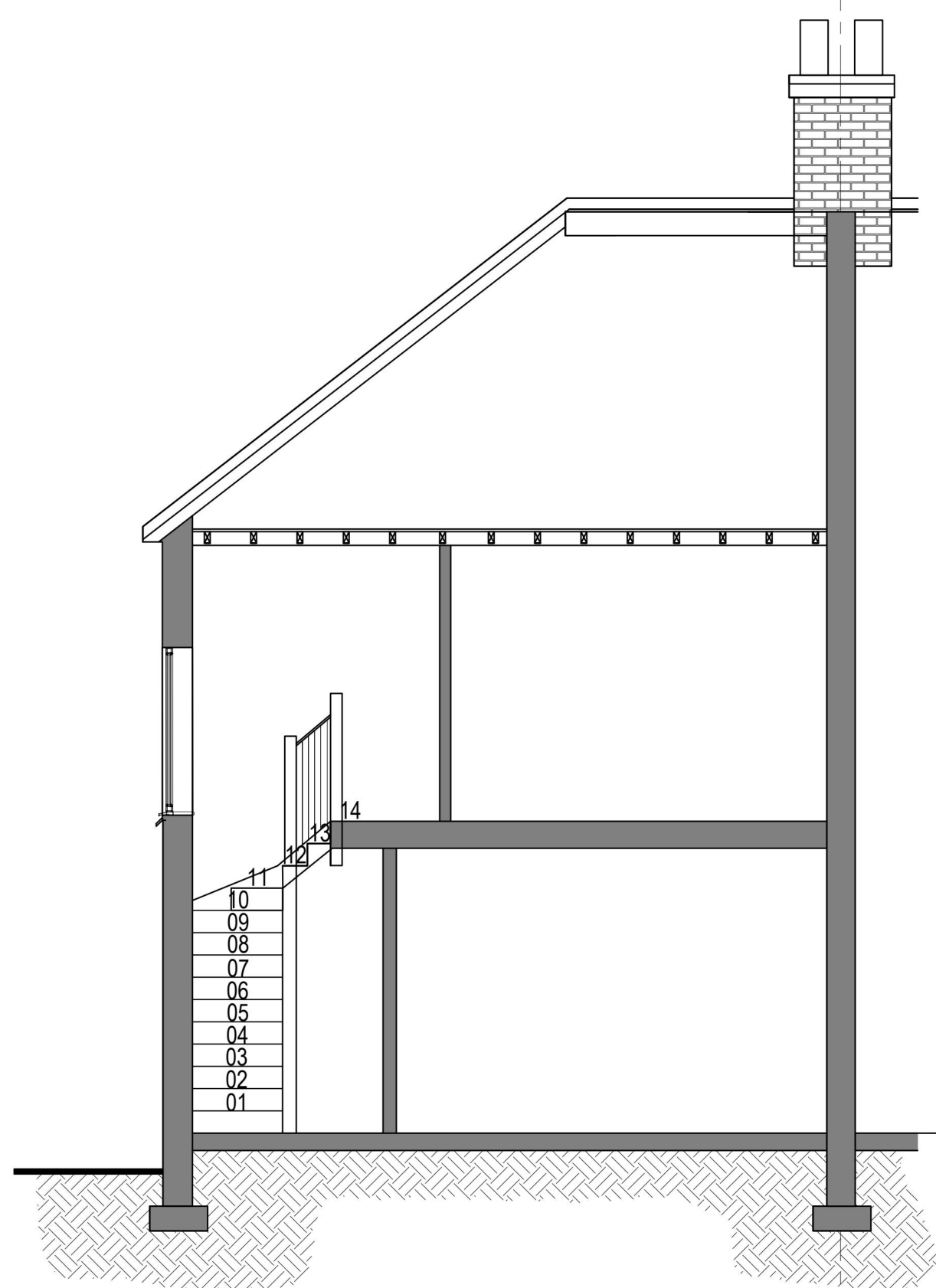
08 Existing Section A-A 1:50

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.



09 Existing Section B-B 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.



10 Existing Section C-C 1:50

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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 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.
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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.

1:1250 0 25 50
1:200 0 4 8

1:50 PLANS 0 1 2
1:100 ELEVATIONS 0 2 4

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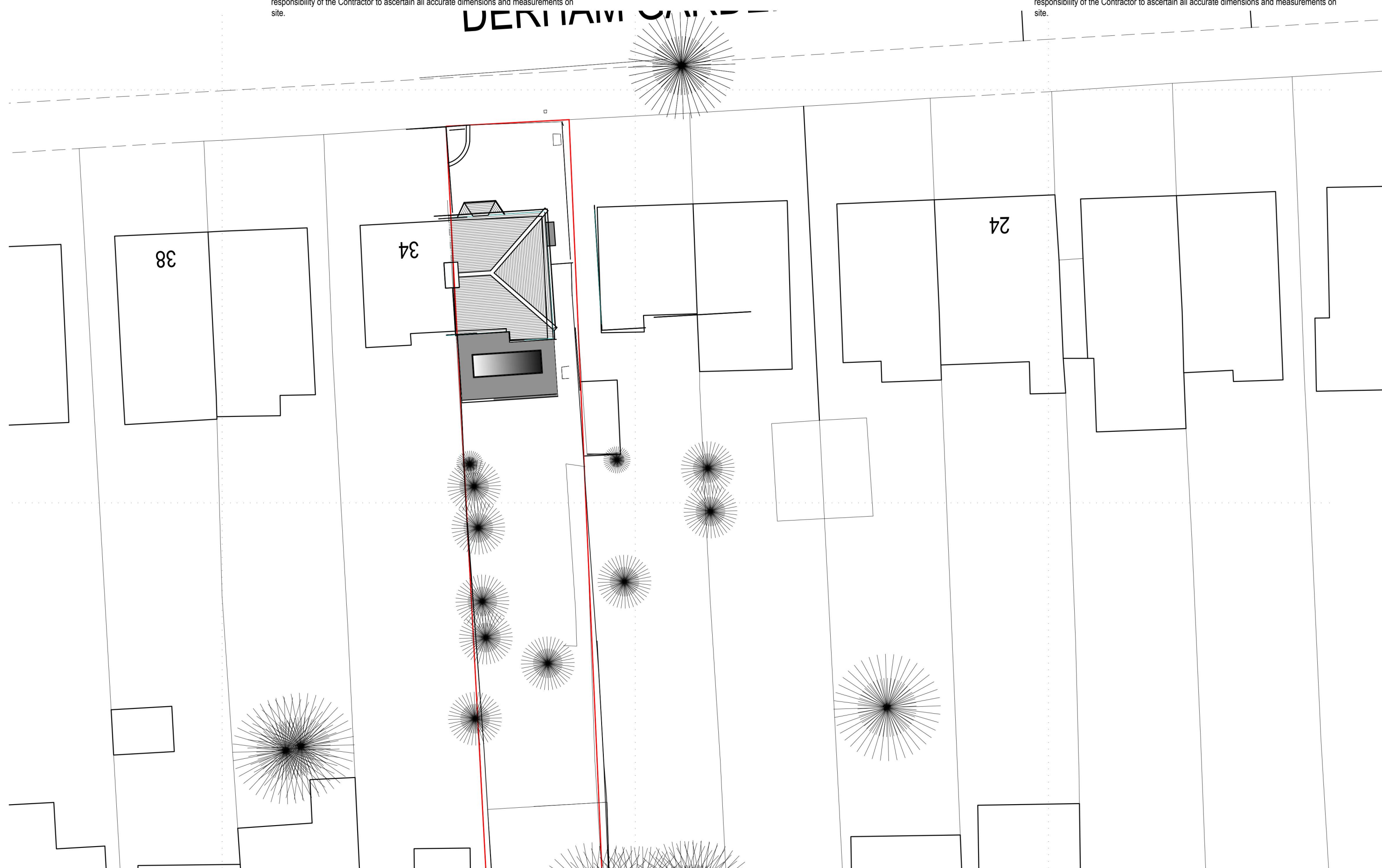
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General

- 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.
- 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 nogginns for adequate stability.
- Ensure existing property is supported to prevent collapse during works.

(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



12 Block Plan 1:200

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DSB Property Designs LTD
Architectural & Chartered Building Consultancy

CIOB
Company Member

PROJECT:-
SINGLE STOREY REAR EXTENSION

SITE ADDRESS:-

32 DERHAM GARDENS
UPMINSTER
ESSEX
RM14 3HA

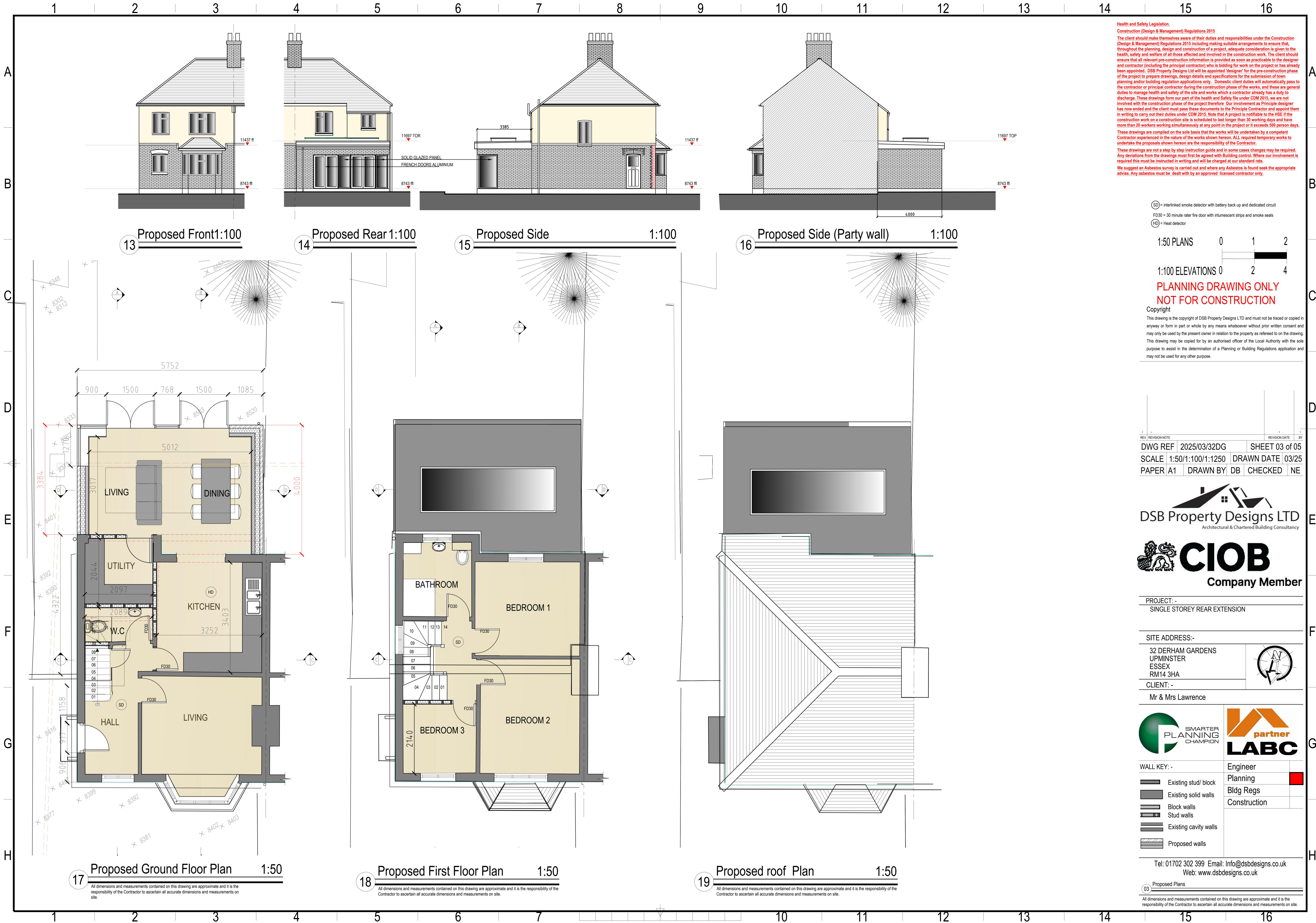
CLIENT:-
Mr & Mrs Lawrence

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		

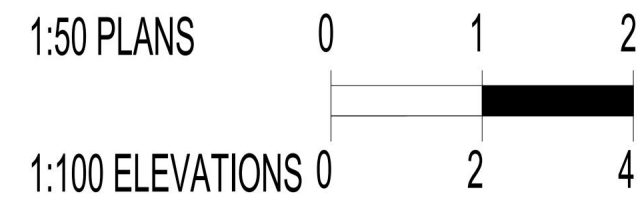
Tel: 01702 302 399 Email: Info@dsbdesigns.co.uk
Web: www.dsbdesigns.co.uk

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.



Health and Safety Legislation.
Construction (Design & Management) Regulations 2015
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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.

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



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DSB Property Designs LTD
Architectural & Chartered Building Consultancy

CIOB
Company Member

PROJECT: -
SINGLE STOREY REAR EXTENSION

SITE ADDRESS:-
32 DERHAM GARDENS
UPMINSTER
ESSEX
RM14 3HA
CLIENT: -
Mr & Mrs Lawrence

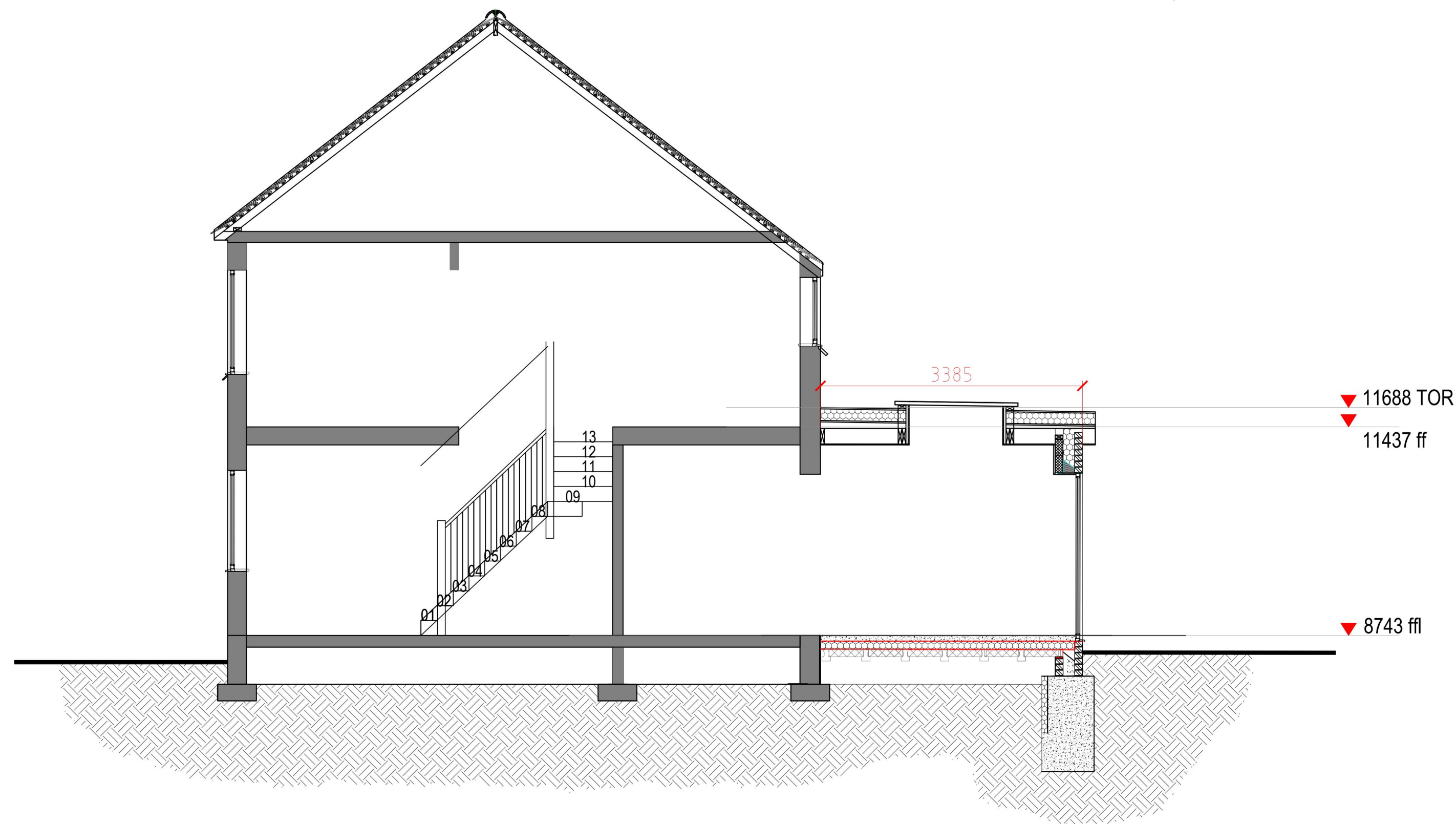
SMARTER PLANNING CHAMPION
partner LABC

WALL KEY: -
Existing stud/ block
Existing solid walls
Block walls
Stud walls
Existing cavity walls
Proposed walls

Engineer
Planning
Bldg Regs
Construction

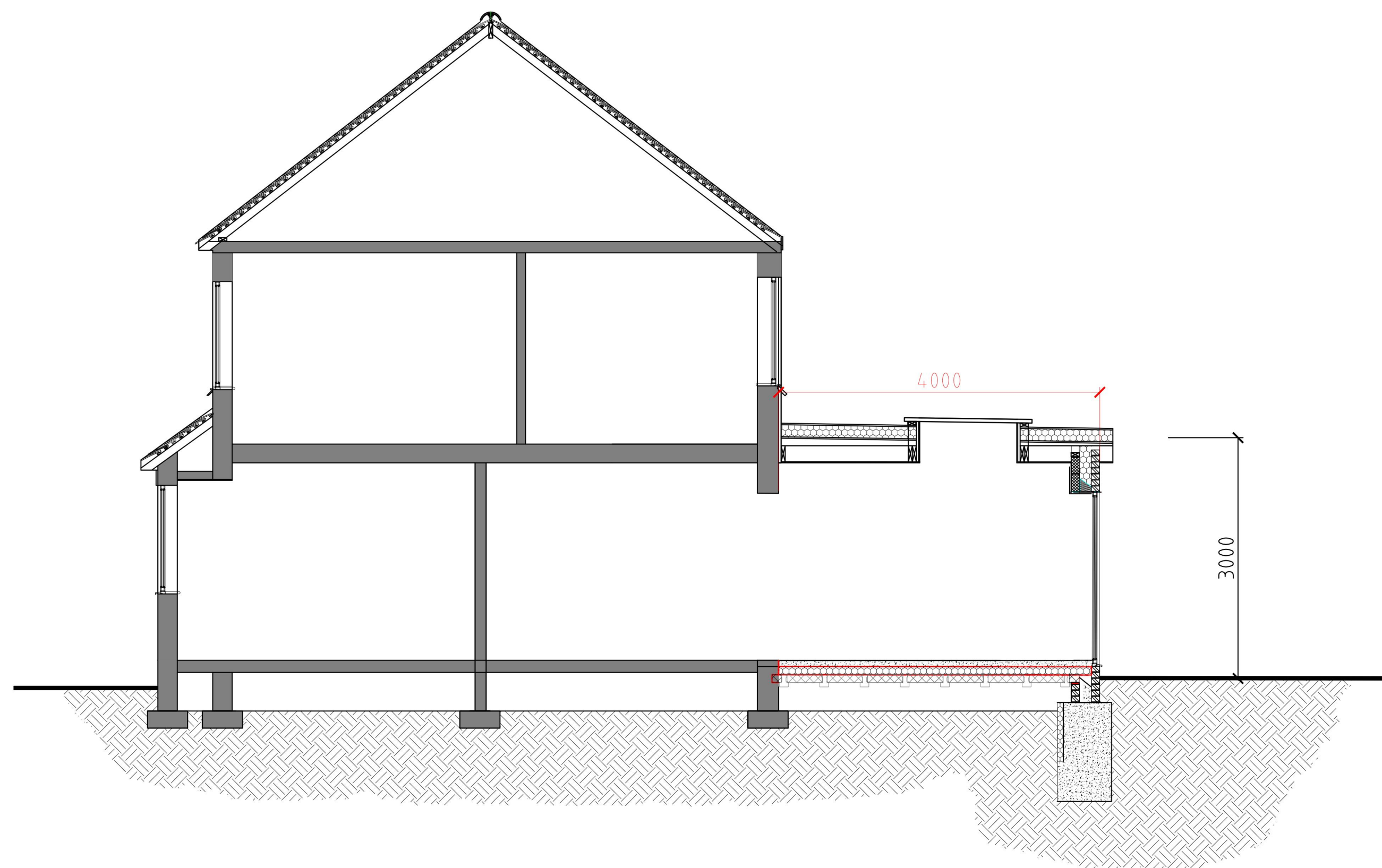
Tel: 01702 302 399 Email: Info@dsbdesigns.co.uk
Web: www.dsbdesigns.co.uk

Proposed 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.



20 Proposed Section A-A 1:50

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21 Proposed Section B-B 1:50

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General

- A) Use infill blocks specified by Beam and block floor manufacturer(s) to ensure correct strength block were 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 charging at engineers standard rate. Ensure foundations are trench and not pile or raft if allowed to be designed then 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, Water, Drainage, power cables, drainage pipe, telecommunications etc allow for diversion protection as agreed with the relevant Utility companies etc. 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 the same as existing foundation details. If any works will 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.
- H) Remove trees near to proposal, check and ensure no TPO's exist prior to removal if in doubt consult I.A.
- I) Note: Foundation depths are subject to soil type, trees and distances from trees, we suggest that a trial pit be 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.

(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

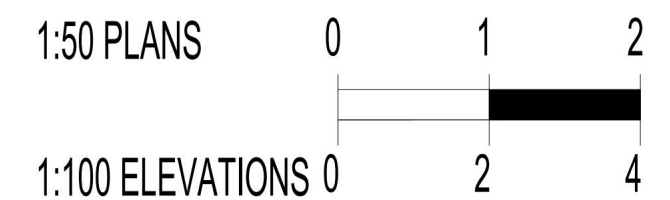
Health and Safety Legislation.

The **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 and construction of the project, a sufficient level of 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 (including the planning and design team) to enable them to consider the health and safety of the project. The client should ensure that the project is managed by a competent person who has been appointed as the **DSB** (Duty Holder) Designing and Constructing Ltd will be appointed as the **DSB** for the pre construction phase of the project to prepare drawings, design details and specifications for the submission of town planning and building regulation applications only. Domestic client duties will automatically pass to the **DSB** as the principal contractor. The **DSB** will be responsible for the design and construction and give 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 will not be involved with the construction phase of the project therefore our involvement as Principle designer will end once the client has signed the design and construction documents. The client will be responsible 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. If the project is not complex or large enough to be notifiable then the client will be responsible for the project. 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.

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DSB Property Designs LTD
Architectural & Chartered Building Consultancy



CIOB
Company Member

PROJECT: -
SINGLE STOREY REAR EXTENSION

SITE ADDRESS:-

32 DERHAM GARDENS
UPMINSTER
ESSEX
RM14 3HA

CLIENT: -

Mr & Mrs Lawrence



WALL KEY: -

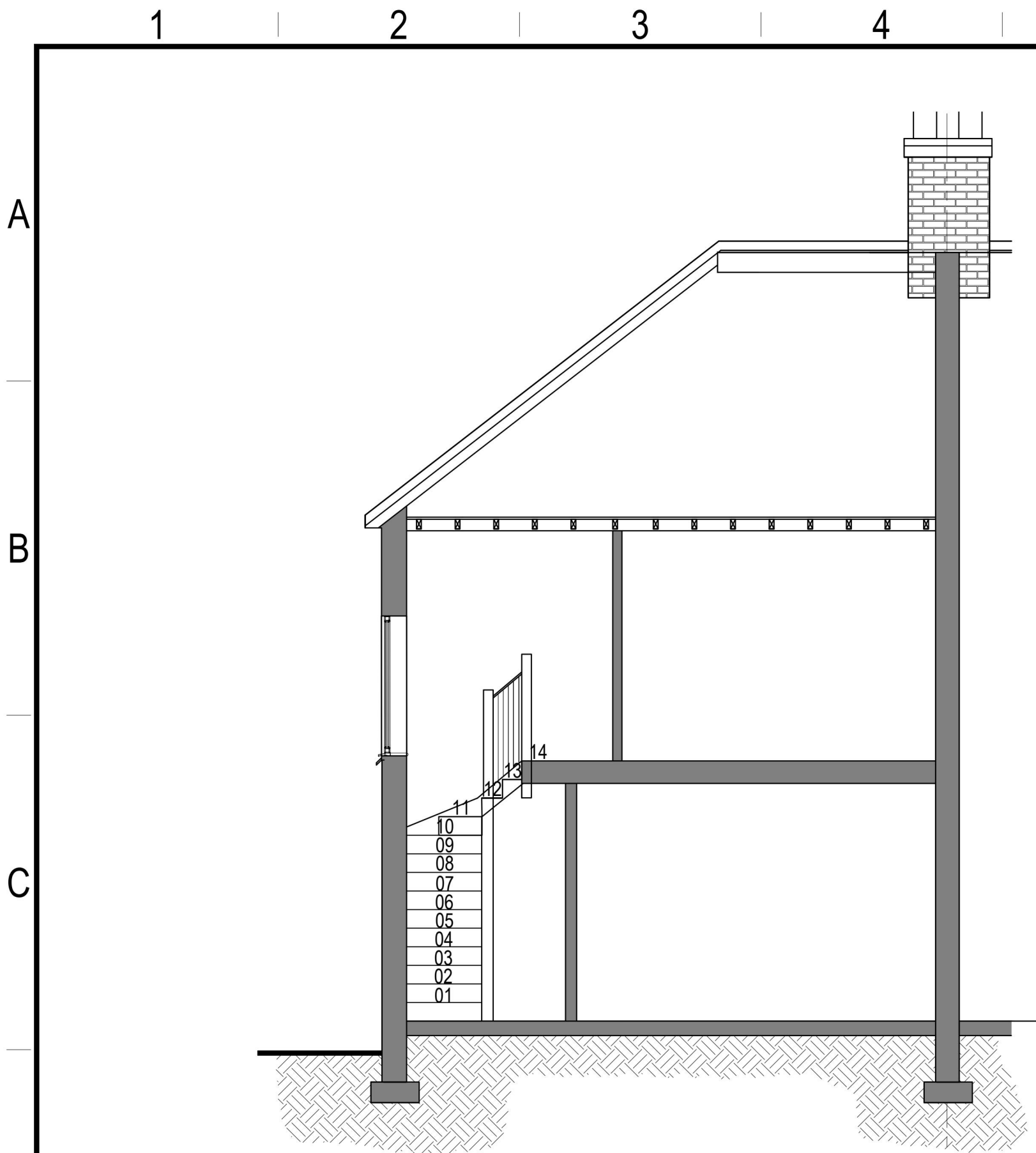
-
- Existing stud/ block
Existing solid walls
Block walls
Stud walls
Existing cavity walls
Proposed walls

Engineer
Planning
Bldg Regs
Construction

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Web: www.dsbdesigns.co.uk

Proposed Plans

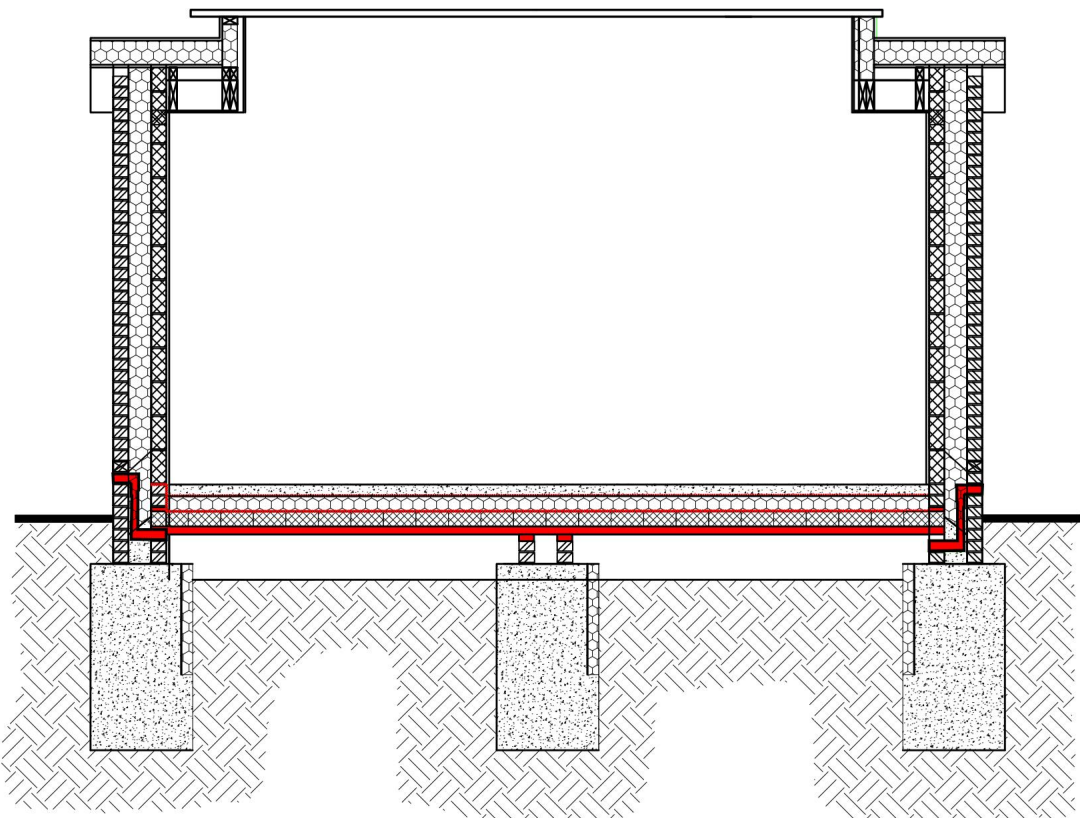
All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.



22 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.



23 Proposed Section D-D

1:50

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1:50 PLANS 0 1 2

1:100 ELEVATIONS 0 2 4

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DWG REF	2025/03/32DG	SHEET 05 of 05	
SCALE	1:50/1:100/1:1250	DRAWN DATE	03/25
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CHECKED	NE		

DSB Property Designs LTD
Architectural & Chartered Building Consultancy

CIOB
Company Member

PROJECT: -
SINGLE STOREY REAR EXTENSION

SITE ADDRESS:-

32 DERHAM GARDENS
UPMINSTER
ESSEX
RM14 3HA

CLIENT: -
Mr & Mrs Lawrence

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		

Tel: 01702 302 399 Email: Info@dsbdesigns.co.uk
Web: www.dsbdesigns.co.uk

05 Proposed Plans

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