



- 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) ~~Structural assessment of works proposed 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.
 - 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 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 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 tree's 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) ~~Consider suitable diagonal bracing, bracing details, drags and ruggins 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 if 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
DWG REF	2022/08/27WR	SHEET 05 of 05	
SCALE	1:50/1:100/1:1250	DRAWN DATE	08/22
PAPER	A1	DRAWN BY	DB
CHECKED	SE		

DSB Property Designs LTD
Architectural & Chartered Building Consultancy

CIQB
THE CHARTERED INSTITUTE OF BUILDING

Chartered Building Consultancy

Professionalism and Integrity in Construction

PROJECT:-
SINGLE STOREY REAR EXTENSION

SITE ADDRESS:-
27 WARNER ROAD
HORNSEY
LONDON
N8 7HB

CLIENT:-
Mr and Mrs Most

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)	

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

05 Proposed
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.

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22 Proposed Block Plan 1:200
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