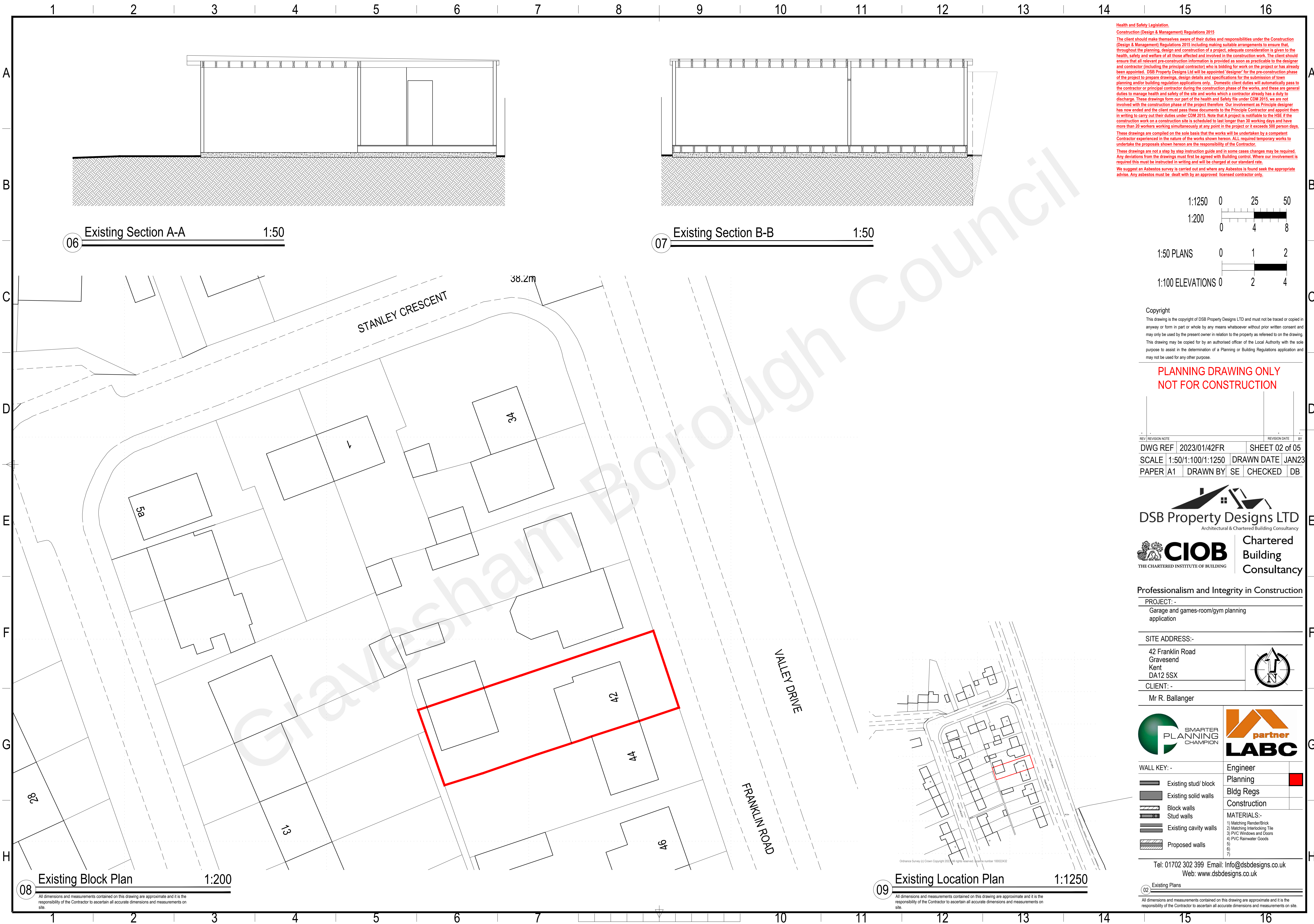




Health and Safety Legislation.
Construction (Design & Management) Regulations 2015
The client should make themselves aware of their duties and responsibilities under the Construction (Design & Management) Regulations 2015 including making suitable arrangements to ensure that, throughout the planning, 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 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	2023/01/42FR	SHEET 02 of 05	
SCALE	1:50/1:100/1:1250	DRAWN DATE	JAN23
PAPER	A1	DRAWN BY	SE
		CHECKED	DB

DSB Property Designs LTD
Architectural & Chartered Building Consultancy

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THE CHARTERED INSTITUTE OF BUILDING

Chartered Building Consultancy

Professionalism and Integrity in Construction

PROJECT:-
Garage and games-room/gym planning application

SITE ADDRESS:-
42 Franklin Road
Gravesend
Kent
DA12 5SX

CLIENT:-
Mr R. Ballanger

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)

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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.