

Land to the rear of Hales Cottage, Tunstall Road, Tunstall, Sittingbourne, Kent, ME101YQ

Demolition of existing Garage, to be replaced with a One Bedroom Lodge with Basement.

REF: 18/504925/Full

Discharge of Conditions Document

Condition 3, Details of external finishing materials

Brick: Re-use of existing Building Bricks to the extent to which their condition allows, to be supplemented with CHARTWELL RED MULTI STOCKS (H02T) - LAMBS BRICKS & STONE.

<https://www.lambsbricks.com/products/bricks-pavers/bricks/chartwell-red-multi-stocks>

Roof Tiles: Re-use of existing Roof Tiles to the extent to which their condition allows, to be supplemented with Clay plain tiles Acme Single Camber Red Sandfaced from MARLEY Plain Clay Tiles. See attached file document, Clay plain tiles Acme Single Camber Red Sandfaced Page 28.pdf

Window and doors: Elegence Casement Windows, Farndale French Patio Doors from Jeld-wen. See attached file document, Jeld-wen Elegence Casement Windows Page 34 Farndale French Patio Doors Page 136 Technical-Specification-Guide.pdf

Drive way (Partial Grass Crete): <https://www.grasscrete.com/docs/paving/grasscrete.html#>

Flint detail: KNAPPED / UNKNAPPED FIELD FLINT from IBLOCK. https://www.iblock.co.uk/product_finishes.php

Fire Escape Railings and Gate: Vertical Bar Railings and Gate in Powder Coated Black from ALL STEEL FENCING <https://allsteelfencing.co.uk/product-category/railingsbow-top-fencing/vertical-bar-railings/> <https://allsteelfencing.co.uk/product-category/railing-gates/railing-gates-railing-gates/>

Condition 4, Detail drawings of all external joinery work

See attachment file document, Jeld-wen Elegence Casement Windows Page 34 Farndale French Patio Doors Page 136 Technical-Specification-Guide.pdf

Condition 5, Scheme of Landscaping

See attachment file document, Proposed Landscaping.pdf

Condition 6, Planting, Seeding and Turfing

See attachment file document, Proposed Landscaping.pdf

Condition 7, Sustainable construction techniques

Re-use of Building Bricks from the demolition of the existing garage to the extent to which their condition allows

Re-use of existing Roof Tiles from the demolition of the existing garage to the extent to which their condition allows

Re-use of wooden roof joist from the demolition of the existing garage in the construction of partition walls where dimensions allow.

Rainwater Collection to conserve water for when watering plants, shrubs and washing car, See attachment file document, Proposed Landscaping.pdf

Electric Car charging point to make use of the growing clean energy entering the market, See attachment file document, Proposed Landscaping.pdf

Bin Storage for Recycling of general waste, food waste and garden waste, See attachment file document, Proposed Landscaping.pdf

Air source heat pump for efficient electrical heating, See attachment file document, Proposed Landscaping.pdf

Erection of a Cycle Store to encourage the use of cycling as a means of efficient transportation i.e. energy conservation.

Smart meter installation

Installation of the most energy and water efficient machines available i.e. washing machine dishwasher and fridge/freezer

Condition 8, Development Water consumption per person at a rate of no more than 110 litres per day

Water meter installation

Rainwater Collection to conserve water for when watering plants shrubs and washing car, See attachment file document, Proposed Landscaping.pdf

Installation of a dual flush toilet

Installation of an eco-shower head

Installation of the most energy and water efficient machines available i.e. washing machine dishwasher and fridge/freezer

Condition 9, Demolition and Construction Works

All Demolition and Construction workers will be informed of their duty to abide by the constraints and will adhere to the working time limits and periods as stated in Condition 9