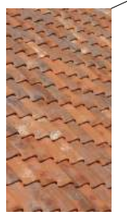
CONDITION 3 DISCHARGE APPLICATION DRAWING

NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
If applicable, the development must comply with any and all relevant Planning consents.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.



Sandtoft Koramic
Old Hollow 451
Victorian

ROSEMARY CLAY
CRAFTSMAN TILE
Colour - Hawkhurst
with matching clay
valley tiles

Wheelie Bins

Air Source Heat Pumps

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).
Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or: (b) Exceeds 500 person days.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Hazardous Substances ;
When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. a written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.
The employees working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling/use of the substance.
Safe systems of work ;
Safe systems of work need to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.
Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.
Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.
provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.
The environment of the workplace shall be safe and without risk to health. satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.
The requirements of the health and safety at work etc. act 1974 and all duties and obligations
imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994; and all other acts and regulations are to be complied with.
Plant and machinery ;
all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.
Statutory tests and thorough examinations will be undertaken where necessary and correct
documentation be maintained.
The contractor will provide and maintain a working environment which is safe and without risk to
the health of both its employees and persons who may be affected by its employees.

GENERAL
No work to commence until all statutory approvals have been obtained.
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimeters.
All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.
Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.
The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

DEMOLITION
Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.
Such measures to include:
- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.
If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.
Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required.
All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
New cavity wall to comprise of 100mm limestone rubble walling. Full fill the cavity with 150mm Dritherm 32 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo.
Internal finish to be 12.5mm plasterboard on dabs plus skim OR with Ames taped joints.
S/S Rawltie Type HRT4/225 at 900mm centres horizontally, 450mm centres vertically, staggered with extra at 225mm centres, at reveals.
Cavity ties at 225mm vertical centres within 225mm of opening closers. Close reveals withvDamcore insulated vertical DPC in accordance with manufacturer specification. Window frame to be set back to overlap Damcore by 30mm.
All brickwork and blockwork above dpc constructed with 1:6 Ready Mixed Mortar.
Blockwork to ground floor of full 3 storey units to be 7N/mm2
Plasterboard behind "wet" tiled areas i.e., within shower spray area to be moisture resisting
DPC (Hyload or similar approved) to each leaf set at 150mm min above ground level in outer leaf.
Suspended block and beam floor to sit on Hyload type damp proof course and that cavity will extend 225mm below this lowest damp proof course.
Maintain DPC at 150mm above ground level at entrance doorway. DPC cavity trays over
external opening lintels with proprietary cavity weeps at 450mm max centres.
IG galvanised steel open-back insulated lintels, types L1/S 100 throughout and L1/HD 100 under attic trusses, with 150mm min. bearings over openings in cavity walling.
N.B. All facing brickwork to be pointed with a bucket handle finish unless otherwise specified on the approved drawings.
Mortar ;
Unless otherwise specified, use OPC (white if shown) and lime by Limbux. Unless otherwise specified by structural engineer, use mortar mix of 9 sand : 2 lime : 1 cement.
sand to BS 1200. Do not use admixtures unless approved by S.O. All materials are to be measured by using clean gauge boxes.
Proportions are for dry sand - allow for bulking if the sand is damp.
Do not use after initial set has taken place, do not re-temper.
Adequately protect new walling against snow or rain by suitable covering when precipitation has begun and at completion of day's work.
Rake out and replace any mortar damaged by frost.
Bricks shall comply with BS 3921. sand to comply with BS 1200 table 1. water to be clean and free from any harmful matter.
All brickwork and blockwork shall be uniform, true and level, all perpends shall be vertical and in line. joints are to be solid - filled with mortar.
Bricks are to be laid frog uppermost. no masonry is to be laid when the temperature is below 2c.

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SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.13 W/m²K
P/A Ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls.
Floor to be insulated over slab and DPM with min 120mm thick Kingspan Kooltherm insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

DPC
Provide horizontal strip polymer (Hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628 and BS EN 845-1.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.

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Drawing Title : Proposed Site Layout

Client : Mrs. R. Griffin

Date February 2024

Scale 1 to 200 at A3

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