

The Construction
(Design & Management)
Regulations 2015

From April 2015 the Construction
(Design & Management) Regulations
apply to domestic work.

The Construction (Design &
Management) Regulations 2015 place
duties upon the householder as the
client for work to their own dwelling.

The householder must ensure there
is an adequate budget for the project
to comply with the Regulations, and
adequate time to plan, mobilise and
construct the works.

It is anticipated that the Principal
Contractor will carry out the duties of the
Householder in most domestic projects.

The householder must appoint a
Principal Contractor if there is more than
one contractor engaged in the project.

Where there is only one contractor
engaged in the project, that contractor
will be the Principal Contractor.

The Principal Contractor must prepare
a Construction Phase Health & Safety
Plan for all projects.
The CPH&SP should be proportionate to
the complexity of the project, but must
consider particular risks such as falls
from height and heavy components.

All contractors, including the Principal
Contractor, must ensure their workers
have adequate skills, knowledge,
experience and training to carry out
their work safely.

The Principal Contractor must ensure
that adequate welfare facilities are
provided for the workers.

Where 20 or more workers are employed
for more than 30 working days, or where
the project exceeds 500 person / days,
the project must be notified to the HSE
using form F10.

The householder must appoint a
Principal Designer. The Principal
Designer may change throughout the
project.

The Principal Designer must plan,
manage and monitor the
pre-construction phase of the project,
and prepare the Health & Safety file.

When the Principal Designer's
appointment ends, the H&S file must
be passed on to the Principal
Contractor to complete.

The Health & Safety Executive may
impose fines and fees for intervention
where any duties are not carried out
correctly.

CONSEQUENTIAL IMPROVEMENTS

As the proposal includes an extension of more than 10m2 to an
existing dwelling, the Building Regulations requires the following
Consequential Improvements to be carried out:-
1. Increase loft insulation in existing roof spaces to at least 250mm of
mineral fibre or glass wool.
2. Where the existing external cavity wall is not insulated and the wall
is suitable for retro-fill cavity insulation, insulate all existing external
wall cavities.
3. The insulation on any existing hot water storage cylinder must be
upgraded.
4. Install smoke detectors and heat detectors where indicated,mains
powered, battery back-up, wireless interconnected.

Ⓢ Smoke alarms in hall and landing.

Ⓜ Heat alarm in kitchen.

Carbon monoxide alarms recommended in all rooms containing a gas appliance.

Schedule of U-values:

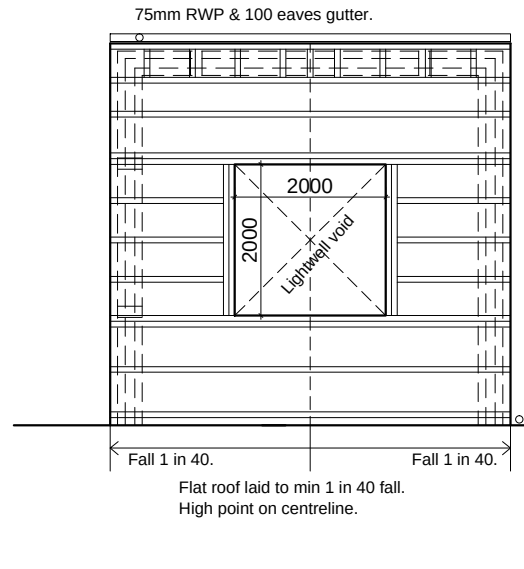
Thermal insulation values must be better than:

Walls = 0.21 W/m2K

Roof = 0.15 W/m2K

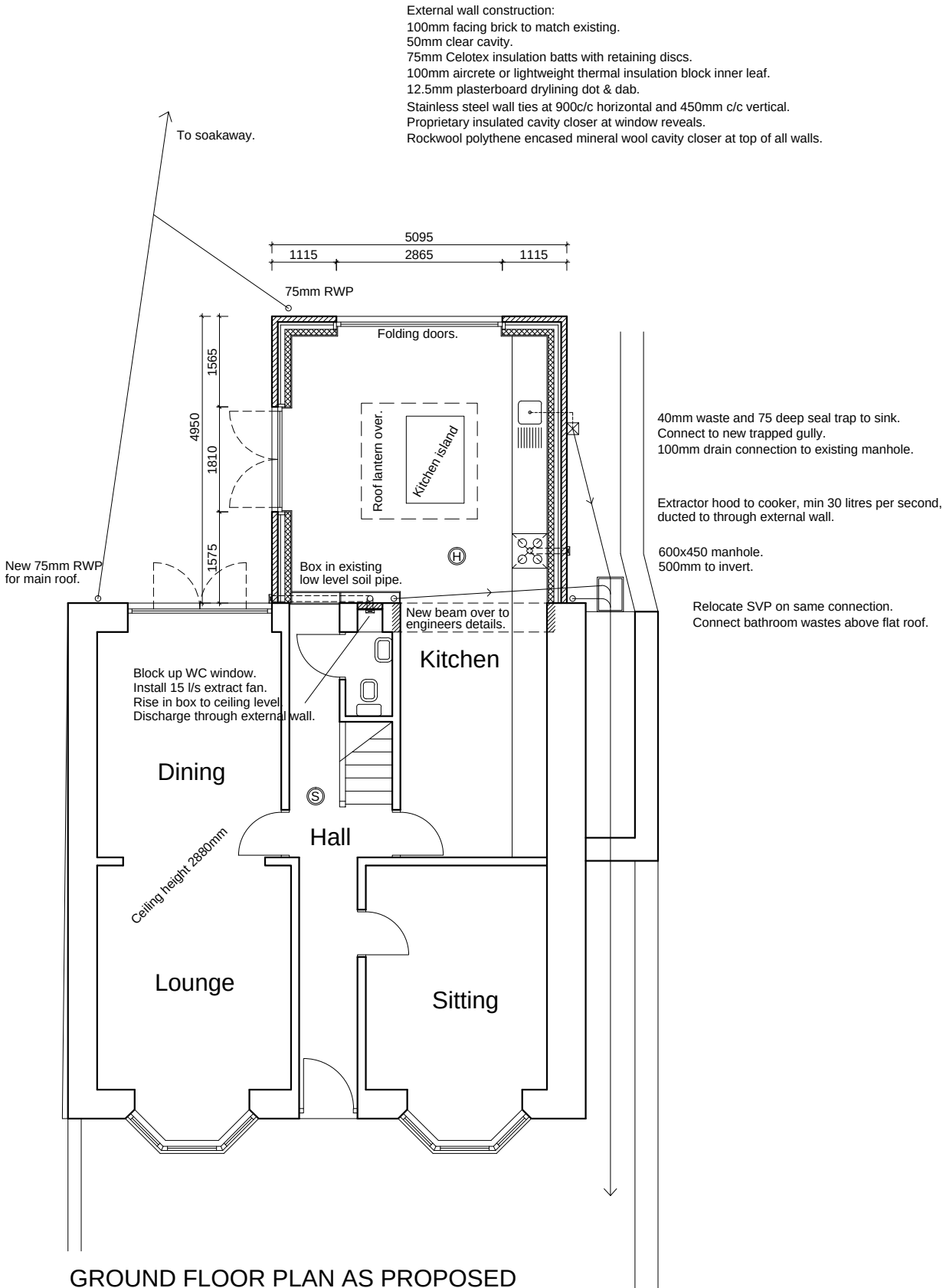
Floor = 0.18W/m2K

Windows and doors = 1.6 W/m2K



Flat roof structure to be ply web or
metal web timber joists, to specialist design,
installed at max 600mm centres
(400mm may be required due to span).
Softwood firrings to provide min 1 in 40 fall.
126mm Kingspan TR31 decking board.
Firestone or similar EPDM single ply membrane.
50mm Kingspan Kooltherm K7 between joists.
12.5mm foil backed plasterboard ceiling.

Relocate SVP on same connection.
Connect bathroom wastes above flat roof.



GROUND FLOOR PLAN AS PROPOSED

Note: Internal layout and bay windows not fully surveyed

Do not scale this drawing.

Work to figured dimensions only.

All dimensions to existing features must
be checked on site prior to construction.

Drawing:

Ground floor as proposed

Drawing Scale:

1:100

Drawing Number:

201 rev D

Rev: Date:

A	15.07.20.	Kitchen amended.
B	15.07.20.	WC amended.
C	28.07.20.	Clients comments.
D	08.08.20.	Extension enlarged.

Description:

Project:

11 The Villas,
Edwardsville, CF46 5NH.