

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.

Schedule of U-values:

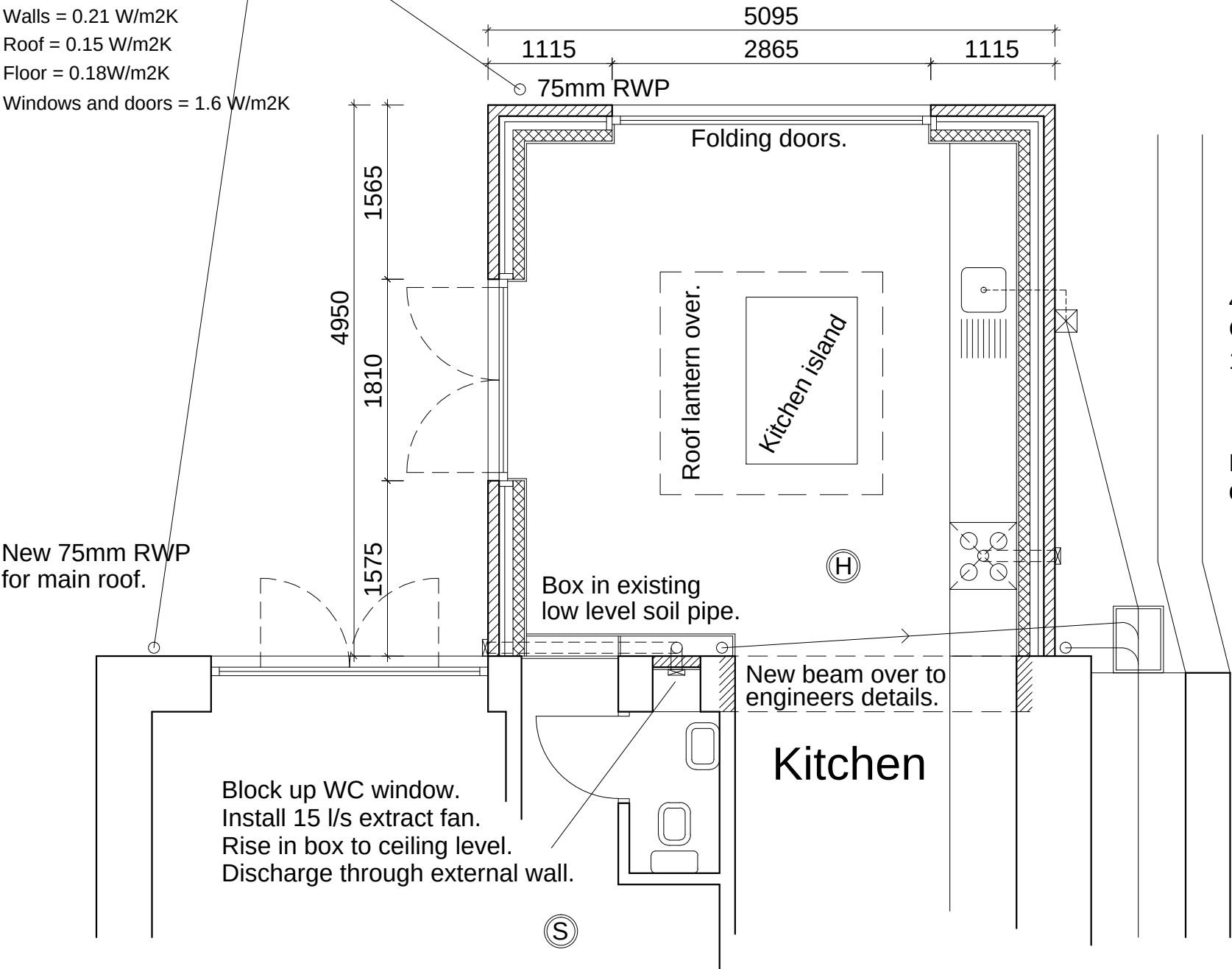
Thermal insulation values
must be better than:

Walls = 0.21 W/m2K

Roof = 0.15 W/m2K

Floor = 0.18W/m2K

Windows and doors = 1.6 W/m2K



External wall construction:
100mm facing brick to match existing.
50mm clear cavity.
75mm Celotex insulation batts with retaining discs.
100mm aircrete or lightweight thermal insulation block inner leaf.
12.5mm plasterboard drylining dot & dab.
Stainless steel wall ties at 900c/c horizontal and 450mm c/c vertical.
Proprietary insulated cavity closer at window reveals.
Rockwool polythene encased mineral wool cavity closer at top of all walls.

40mm waste and 75 deep seal trap to sink.
Connect to new trapped gully.
100mm drain connection to existing manhole.

Extractor hood to cooker, min 30 litres per second,
ducted to through external wall.

600x450 manhole.
500mm to invert.

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

Do not scale this drawing.
Work to figured dimensions only.
All dimensions to existing features must
be checked on site prior to construction.

Drawing:
Proposed floor plan.

Drawing Scale:
1:50

Drawing Number:
202 rev A

Rev: Date: Description:
* 28.07.20. First issued.
A 08.08.20. Extension enlarged.

Project:
11 The Villas,
Edwardsville, CF46 5NH.