FAO Gary Peck
Adur & Worthing District Council
Planning Department

AMENDMENT

7th February 2019
2125-6.01-Discharge Planning Conditions Letter_Rev C

Re 10 Ormonde Way – Erection of New Dwelling Attached to the South Side Elevation of existing no.10 Ormonde Way.

Letter and information for application to discharge planning conditions
Application ref: AWDM/1947/17

Dear Gary,

We write to formally discharge planning conditions regarding the approved development at the above named site:

Condition 3. Noise
Condition 4. Flood Risk Assessment
Condition 5. Obscured Windows
Condition 6. Schedule of Materials
Condition 8. Details of boundary walls/fences
Condition 9. Surface Water Drainage
Condition 11. Construction Method Statement + Plan

Details as follows:

Condition 3. Noise
We confirm the development will be designed using the following methods to protect future occupants from external noise in accordance with World Health Organization guidelines using an appropriate external envelope design & specification. The developer confirms a competent person will carry out a noise test to demonstrate the required levels are met.

Walls will have an inner leaf of 'Solid Dense Concrete Blocks' which are highly regarded for their excellent acoustic properties. See data sheet below. Soundbloc Acoustic plasterboard will be utilized also, particularly for the existing gable wall of no.10 which will become an internal face – this ensure noise protection between property party wall.

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0188/19
~~DATE VALID~~	Rec'd: 22/3/19

JDRM Architecture 17 Coventry Street Brighton BN1 5PP

Registered Company number **OC401323**

DENSE

Solid Dense Concrete Blocks

Our Products

Dense Concrete blocks are the most durable and resilient block type in our range of products. Perfect for applications requiring high loadbearing capacity, high acoustic performance and unfinished facing applications.

Dense blocks are manufactured from high quality Class 2 aggregates and consist of up to 30% recycled raw material.

Available in Standard and 'Fairtex' fair-faced finishes.



TECHNICAL PROPERTIES

Property	Value
Face Size (BS EN 771-3):	440mm x 215mm
Dimensional Tolerance (BS EN 772-16):	Category D1
Gross Dry Density (BS EN 772-13):	1900 - 2100 kg/m³
Mean Compressive Strength (BS EN 772-1):	7.3, 10.4 N/mm² Higher strengths are available to order
Manufacturing Category (BS EN 771-3):	Category II
Thermal Conductivity (BS EN 1745):	1.13 W/mK (Protected inner leaf) 1.21 W/mK (exposed outer leaf)
Moisture Movement (BS EN 772014):	0.06 mm/m
Fire Resistance (BS EN 13501-1):	Class 1 Reaction to Fire
Configuration (BS EN 1996-1-1):	Solid - Group 1
Available Texture finish:	Standard & Fairtex fair-faced

APPLICATIONS

- Inner & outer leaf of external cavity walls over 3 storeys.
- Internal partition walls.
- Block & beam floor infill.
- Walls below dpc.
- Acoustic separating walls to Part E of the Building Regulations and Robust Details.
- Standard texture finish provides an excellent surface for mortars, renders and plasters. Fairtex close textured finish available for fair-faced applications.
- Lower weight, safer handling, easy to cut and accepts most standard and heavy-duty fixings.
- BRE Green Guide A+ rated walls.

PHYSICAL PROPERTIES

Block Size mm	'R' Value m²k/W	Walled Weight kg/m² See Note 1	Sound Reduction Rw, dB See Note 2	Block Weight kg See Note 3	Fire Resistance Hours See Note 4
75	0.07	131	45	14.3	2
90	0.08	179	48	17.2	3
100	0.09	199	49	18.8	4
140	0.12	278	52	26.6	6
215	0.19	427	55	40.3	6

1. Walled weight is for a single-leaf wall, plastered on both sides.
2. Sound Reduction Rw values are based on wall mass and assumes a plastered finish on both sides.
3. The block weights quoted above are approximate and include the typical additional weight from the natural moisture content of the block, although this can vary slightly.
4. Fire resistance periods to BS 3628-3 for a single-leaf, non-loadbearing plastered wall.

PACK DETAILS

Block Size mm	Blocks per pack	m² per pack
75	96	9.6
90	80	8.0
100 (Void Pack)	72 (86)	7.2 (8.6)
140 (Void Pack)	48 (44)	4.8 (4.4)
215	32	3.2

Pack sizes and quantities vary slightly between manufacturing locations. Always check details with your nearest sales office. Void packs are only available from our Silloth and Rowlands Gill sites.

Fig. 1 Proposed Block – Dense Acoustic Blockwork

Walls will also be full-fill Xtratherm CavityTherm CT/PIR which have excellent acoustic properties. See data sheet appended.

Xtratherm

More than insulation.

DESIGN

Xtratherm **CavityTherm** wall insulation board is a high performance composite board of **PIR core with a lambda value of 0.021W/mK**. The boards have gas tight facings with one face bonded to a profiled HIPS skin during manufacture to provide a drainage plane. **CavityTherm's** unique profiled facing directs any moisture that might have penetrated the external wall down the protective facing and back onto the external leaf.

The board includes specifically designed rebated edge detailing on all four edges to allow the system to tightly interlock when installed.

TYPICAL PHYSICAL CHARACTERISTICS

PROPERTY	UNITS
Density Typical (Foam Core)	30 Kg/m3
Compressive Strength	>100 kPa @ 10%
Thermal Conductivity	0.021 W/mK
Service Temperature	-20°C - +100°C

CavityTherm is SIMPLE, DURABLE & COST EFFECTIVE

A report by Cyril Sweett construction and property consultancy, analysed the costs involved in increasing cavities up to 200mm in a typical 3 bedroom semi detached. The report concluded that to push a cavity out to 200mm on a semi-detached property could add up to £2,070.95 before insulation costs are considered, for more information see Page 5.

RESISTANCE VALUES

CavityTherm Thickness (mm)	Resistance (R)
150	6.90
125	5.71
100	4.52
90	4.04
75	3.33



CavityTherm Sizes

Dimensions	Size (mm)
Length	1200
Width	450
Thickness*	75, 90, 100, 125, 150

*Nominal width includes 5mm profiled facing - Other sizes may be available subject to quantity and lead time.

Results in Eco-friendly, genuinely desirable dwellings that people will choose to live in.

Fig. 2 Showing Proposed CavityTherm Insulation

Gyproc SoundBloc

Product Data Sheet

Introduction

Gyproc SoundBloc is designed for use in British Gypsum wall and partition systems where greater levels of sound insulation are required.

Product description

Gypsum plasterboard with a higher density core. Gyproc SoundBloc consists of an aerated gypsum core encased in, and firmly bonded to, strong paper liners. Gyproc SoundBloc is a plasterboard that is suitable for drylining internal surfaces.

This plasterboard is one of the products within our plasterboard range that is certified to BES 6001 achieving a rating of 'Very Good'.

BES 6001

Board performance

Fire protection

Plasterboard linings provide good fire protection owing to the unique behaviour of the non-combustible gypsum core when subjected to high temperatures. For the purposes of the national Building Regulations, plasterboard is designated a 'material of limited combustibility' (Approved Document B). The surfaces of Gyproc SoundBloc are designated Class 0 (for the purposes of national Building Regulations). Please refer to the table below.

Fire resistance

Please refer to the appropriate White Book product or systems section for information on the fire resistance of building elements lined with Gyproc SoundBloc.

Reaction to fire test performance

Standard	Performance
BS 476: Part 6: 1989 Method of test for fire propagation for products.	*Index of performance (I) not exceeding 12 and a sub-index (i1) not exceeding 6.*
BS 476: Part 7: 1997 Surface spread of flame tests for materials.	*Class 1 (both sides).*
EN 520: 2004, A1:2009.	*Classified without further testing as A2-s1, d0.*

Thermal conductivity

(R) Gyproc SoundBloc - 0.25W/mK

Effect of temperature

Gyproc SoundBloc is unsuitable for use in areas subject to continuously damp or humid conditions and must not be used to isolate dampness. Plasterboards are not suitable for use in temperatures above 49°C, but can be subjected to freezing conditions without risk of damage.

Effect of condensation

The thermal insulation and ventilation requirements of national Building Regulations aim to reduce the risk of condensation and mould growth in new buildings. However, designers should take care to eliminate all possibility of problems caused by condensation, particularly in refurbishment projects.

Board colour

- Blue face paper
- Brown reverse side paper

Board printing

Face - screw centre markings 'x'.
Edge - product code, EAN number, board thickness x width x length, edge type.
Reverse - standard and certification.

Board range

Width mm	Length mm	Edge type
12.5mm Board 1200	2400, 2700, 3000	kg/m² = 10.6 x (m²K/W) + 0.05 T/E
15mm Board 1200	2400, 2700, 3000	kg/m² = 12.6 x (m²K/W) + 0.06 T/E

T/E = Tapered Edge

Board types

T/E - with Gyproc jointing materials for taped and filled joints or application of Thistle Board Finish or Thistle Multi-Finish plaster.

Application and installation

General

It is important to observe appropriate health and safety legislation when working on site i.e. personal protective clothing and equipment, etc. The following notes are intended as general guidance only. In practice, consideration must be given to design criteria requiring specific project solutions.

Handling

Manual off-loading of this product should be carried out with care to avoid unnecessary strain. For further information please refer to the Manual Handling section of the Site Book or Manual Handling Guide, available to download from www.british-gypsum.com.

Cutting

This product may be cut using a plasterboard saw or by scoring with a sharp knife and snapping the board over a straight edge. Holes for switch or socket boxes should be cut out before the boards are fixed using a utility saw or sharp knife. When cutting boards, power and hand tools should be used with care and in accordance with the manufacturers' recommendations. Power tools should only be used by people who have been instructed and trained to use them safely. Appropriate personal protective equipment should be used.

British Gypsum SAINT-GOBAIN

Fig. 3 Soundbloc Plasterboard Data Sheet from British Gypsum

Windows will be uPVC double glazed to ensure high performance noise reduction.

Condition 4. Flood Risk Assessment
We confirm the development shall be built in accordance with the approved FRA document and no part of the ground floor shall be used as habitable accommodation.

Condition 5. Obscured Windows
Windows on south side elevation will be visually obscured and permanently non-opening.

Condition 6. Schedule of Materials
It is important to state the selection of materials and proposed design of the new dwelling is sought to match the existing dwelling(s) as closely as possible.

Brick: The majority of all elevations are brick. The brick sought to be used will be matched as closely as possible to the existing building to which the new dwelling is attached. Typically, a London Building Company Golden Buff will be used – See reference images below.

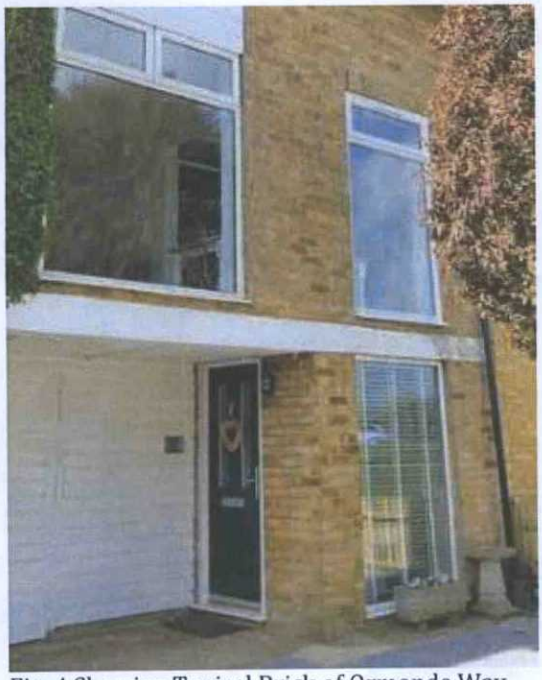


Fig. 4 Showing Typical Brick of Ormonde Way



Fig. 5 Showing Typical Proposed Brick – Yellow/Brown London Building Company Golden Buff

Timber Boarding/Cladding: There is a small infill panel of cladding between first and second floor windows to the front elevation. This is white painted horizontal timber cladding on adjacent properties. It is proposed this development will utilise the same materials and colour.

Roof Tiles: Red/Brown interlocking concrete tiles, typically by Marley or similar. See image below for reference.

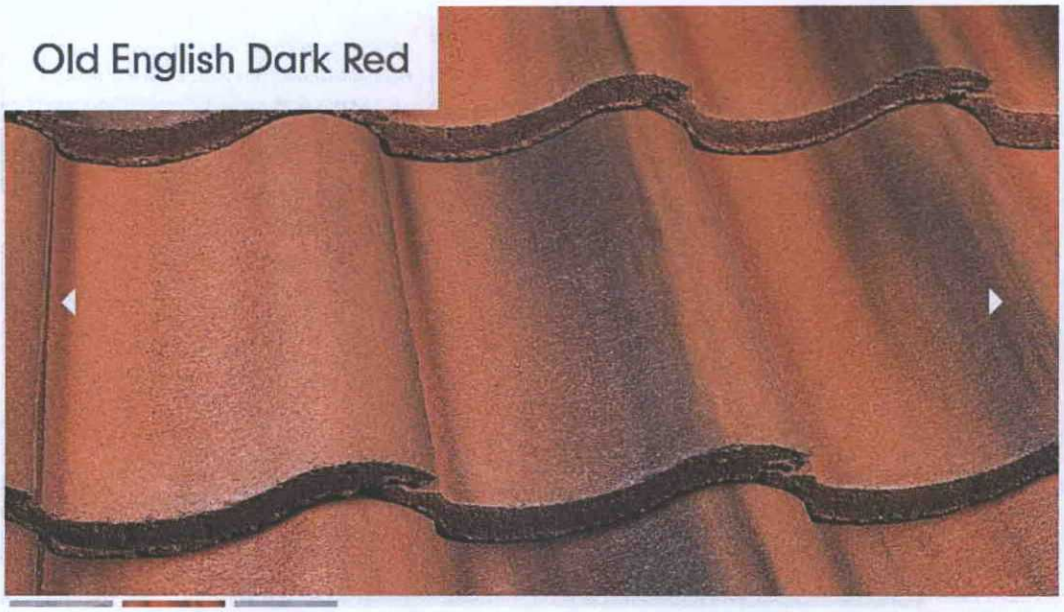


Fig. 6 Showing Typical Proposed Red/Brown Interlocking Concrete Roof Tile - Anglia by Marley

Fascia/Soffit/Bargeboards: White painted timber.

Exposed Pre-Cast Concrete 'floorplate band': On the front and rear elevations, each house has a distinct white painted pre-cast concrete band at first floor level – this will be replicated in identical manner (painted pre-cast).

Rainwater Goods: black uPVC to match adjacent dwellings. It is also proposed to change no.10 which is the only dwelling to have white rainwater goods.

Windows: all windows will be white uPVC double glazed.

Doors: Front door to be composite secure by design spec doorset, colour TBC. Rear doors will be white uPVC double glazed.

Condition 8. Details of boundary walls/fences
The existing garden boundary wall of no.10 is proposed to be retained. This will be carefully removed to enable construction of new habitable gable wall and then reinstated using the original bricks (post clean).

The proposed fence which divides the rear gardens will be a 6ft traditional overlap horizontal slat fence panel and post arrangement.

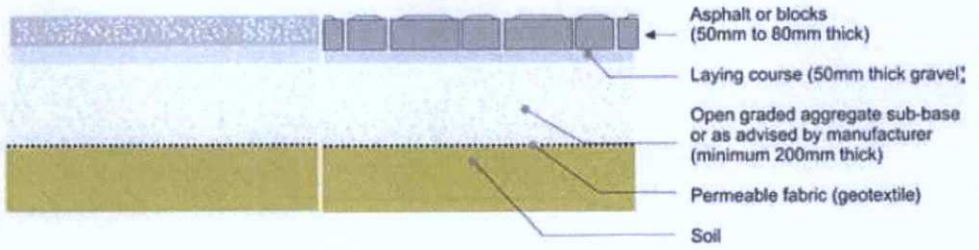
A new gate is proposed within the existing garden brick wall. The gate will be stained softwood – dark brown stain/preservative.

Condition 9. Surface Water Drainage

Permeable paving (blocks) is proposed to ensure adequate surface water drainage. Gaps within the blocks allow water to soak between and into the ground.

Hard permeable and porous surfaces

Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving. The material has open voids across the surface of the material or around the edges of blocks that allow water to soak in. The surface is constructed over a permeable sub-base. Systems are available from a variety of manufacturers. Sources of further information are provided in Section 6.





Pros	Cons
Hard and durable with a very long service life if correctly constructed	Can be more expensive than other options
Require the least amount of maintenance	Require knowledgeable contractor to construct correctly (especially porous asphalt which should be provided and laid by a specialist company)
Wide variety of shapes and colours available for concrete blocks	

Fig. 7 Showing Typical Proposed Permeable Paving

A soakaway is proposed to deal with run-off from the new buildings roof.

Condition 11. Construction Method Statement + Plan
A comprehensive construction method is provided below.

EMPIRE CONSTRUCTION GROUP 2019

DATE: 18TH JANUARY 2019 Rev A | **APPLICATION NUMBER: AWDM/1947/17**

CONSTRUCTION METHOD STATEMENT FOR LAND ADJACENT 10 ORMONDE WAY

Parking of Vehicles of Site Operatives & Visitors:

All site operatives will drop their tools off at site and park their vehicles at the nearby restriction-free on-street bays along Beach Green (as indicated Blue on the additional plan provided). The only visitors to site will be Building Control and/or The Architect. These visits will be infrequent, sporadic and for short periods of time - it is therefore reasonable to propose they can park outside of the property.

Loading & Unloading of Plant & Materials:

The only heavy plant to be used will be a 1 1/2 tonne excavator used for a maximum of four days. The hire company will deliver between the hours of 09:00 & 15:00, we will ensure that on collection the highway and crossover threshold is protected with plywood boarding to prevent any damage from entering the site. The same process will be repeated on collection when finished. All of our materials deliveries will be between the hours of 09:00 & 15:00, they will be delivered using a hiab lorry and lifted over the property boundary and stored in the rear secure garden. A banksman will be present whilst every delivery is taken to ensure the safety of any persons present.

Storage of plant & materials used in constructing the develpoment:

Site operatives plant will be stored in a secure van vault container on site in the rear garden of number 10 Ormonde Way. The materials used for the construction of the development will also be stored and contained in the rear garden of the new development which will be kept secure at all times.

The erection and maintenance of any security hoarding:

During the enabling stage of the development we will erect Heras fencing to the entire perimeter of the site boundary inclusive of anti-tampering fixing brackets for security. The Heras fence will the be internally clad with monoflex or another proprietary screen to prevent the egress of any construction based dust and dirt and debris. During the construction phase when the access scaffold is erected it will have debris netting installed to further prevent the aforementioned.

Measures to control the emission of dust & dirt during the construction phase:

During the construction phase any mechanical cutting will be accompanied by a dampening or spray method to contain the egress of dust from the site. At the end of each day the public highway will be cleaned and washed if necessary however due to the minor nature of the development the need for this should'nt arise. As mentioned previously the site boundary will be secure and contained with protective heras fencing along with the access scaffold.

See also additional plan which highlights parking & storage locations described in the method statement above.

We trust the information required to discharge the relevant planning conditions is provided above. If any further information or clarity is required, please do not hesitate to get in touch.

Yours Sincerely,

[redacted]

Rob Meynell
JDRM Architecture

Enc. Marcus Farrell – Empire Land & Homes