

# BUILDING REGULATIONS APPROVALS

## PLAN CHECK REPORT (PCR)



AIS Project Number	P/502431	Client Ref No	
Address	70 Churchway, London, NW1 1LT	PCR Rev / Date	03/ 27-04-22 02/ 19-01-22 01/ 21-06-21
Description	Erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 3 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class)to allow for offsetting of residential accommodation	PC Surveyor Name	Kevin Blakey
Fire Consultation Status	Awaiting info (project)	Email:	kblakey@approvedinspector.co.uk

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Unless stated otherwise the plans and details have been checked to determine compliance with the requirements of the Building Regulations 2010, as amended, using Approved Documents. Items requiring additional information or areas that do not comply are indicated within this report.

Plan Examination and Review Process				
Requirement	Item	Comment	Status	Date
General	1.	This initial PCR has been produced based upon stage 2 information received. Updated following responses in e-mail from Georgina Holden 16/12 with design intent layout drawings	Closed	19-01-22
	2.	It may be necessary to produce additional comments as more detailed information becomes available.	Closed	
	3.	Items 'greyed out' are considered compliant/ closed or not applicable.	Closed	
	4.	3 storey block of flats + 1 basement (Architects stage 2 report describes as dwellings - Flats – Purpose group 1(a) Our initial notice was served with these treated as residential flats.  Unit one is a two-bedroom duplex apartment over the ground and basement levels Dwellings two and three are one-bedroom units accessed from a communal stair Total area = 285m <sup>2</sup>	Closed	27-04-22
Approved Document A- Structure				
A1: Loading	1.	Full structural engineers design package will be required that will need to include calculations in due course to enable AIS to carry out a full assessment. Noted stage 2 report only to date <i>Stage 3 information will be available at tender but detailed structural calcs will be by contractors' team</i>	Closed	19-01-22
A2: Ground movement	1.	Please provide full structural engineers design drawings and calculations for substructure works	Closed	

A3: Disproportionate collapse	1.	3 Storey block of flats - the structural submission will need to demonstrate that the building has been designed to achieve consequence classification 2A.	Closed	
Approved Document B - Fire Safety				
General	1.	Draft stage 2 fire strategy received, update required Specific fire strategy comments captured below <i>EWS fire strategy Rev 02 dated 12/10/21</i>	Closed	21-06-21 27-04-22
	2.	Fire strategy suggests the 3 flats will be designed for simultaneous evacuation and treats the building as an HMO? – we understand this is not the case and therefore the strategy should be updated to treat as 3 stand-alone apartments within the building. <i>EWS fire strategy Rev02 now confirms residential group 1(a) - The flats are designed for simultaneous evacuation in the event of fire anywhere in the building?</i>	Closed	27-04-22
	2a	Please can the fire strategy elaborate upon why a simultaneous evacuation procedure is being adopted and how this will be incorporated (interlinked fire alarms?) Does this also then necessitate covering common areas? AD B includes provisions to support a stay put evacuation strategy for blocks of flats	Closed	27-04-22
	3.	P10 of fire strategy – ‘There are no sleeping facilities in the basement and all occupants will be alert in the event of evacuation’? How will this be ensured in a residential environment? The ‘open plan’ basement layout could compromise escape for unit 1. AD B would require either an escape window or protected stair. As the rear of the property is land locked a protected stair would be required by AD B. <i>Latest drawing updated to separate stair at basement level but the stair does not lead to a place of safety and a fire on the GF fire would still compromise occupants of basement?</i> <b>Is basement landlocked or could escape be made from the rear?</b>	Closed	19-01-22 27-04-22
	4	Section 3.2 now refers to BS9991 but earlier the document suggested following AD B guidance?	Closed	27-04-22
	5.	Page 14 incorporates guidance and diagram 18.1 for smoke venting but fire strategy states it is not required – so it is not clear why this is included in the strategy.	Closed	27-04-22
	6.	Section 3.1.2.2 Please confirm that the purpose of introducing this diagram is to confirm protected lobbies will be provided within the flats as diagram 2 only shows fire door to entrances?	Closed	27-04-22
	7.	Section 3.34 refers to secondary power supply – how will this be provided?	Closed	27-04-22
	8.	3.4.3.1 Compartmentation between flats should be 60 minutes?	Closed	27-04-22
	9.	3.4.3 Structural fire protection – design period should be specified in the fire strategy	Closed	27-04-22
B1: Means of warning and escape	1.	<b>The ground floor lobby should be a sterile space with risks protected in fire rated construction– any fire in this area would compromise escape for the building.</b> <b>Any cycle or refuse storage should not be within this protected space- This is still shown and not discussed in latest fire strategy and will not be permissible in a single stair building</b>	Closed	19-01-22 27-04-22
	2.	We would expect the ground floor flat to be lobby protected from the entrance hallway to prevent a fire in unit 1 compromising the common stair. <b>It is still not clear if a protected lobby is being formed as this still appears to be a relatively large space?</b>	Closed	19-01-22 27-04-22
	3.	Please confirm protected entrance lobbies will be provided to all flats (or that travel distances will be within acceptable limits (with dimensioned escape distances). <i>Fire strategy drawings awaited to confirm</i>	Closed	19-01-22
	4.	A 1.0m <sup>2</sup> Openable vent (for use by the fire brigade) will be required at the head of the common stair. <i>Noted on roof plan of Architects drawing received 16/12</i> <i>Provision of smoke control in the stairs will be by 30 minutes fire and smoke Containment 30 minutes of fire and smoke containment and natural smoke ventilation provision by having suitable and sufficient</i>	Closed	19-01-22

		<p>automatic opening vents (AOV) at the head of each stairway and intake air at low level, making the protected routes tenable for the duration.</p> <p>Operation of this still needs further explanation</p>		
	5.	Full details will be required for fire alarms which will be required in the building in accordance with BS5389 -6.	Closed	21-06-21
	6.	Full details will be required for emergency lighting that should be installed in accordance with BS5266 in the common parts.	Closed	
	7.	<p>Please provide full details of all doors, to include fire ratings, smoke seals, ironmongery etc</p> <p>Fire strategy confirms all doors leading from the flat onto the protected stairs will need to be fire doors rated at E30 Sa (30 minutes fire integrity and smoke containment to BE EN 1634-1) and suitable self-closing devices will also be required</p>	Closed	27-04-22
	8.	Details of fire exit signage that may be required to common areas in accordance with BS5499.	Closed	
B2: Internal Fire Spread (linings)	1.	Full details will be required for wall & ceiling linings to demonstrate surface spread of flame ratings will achieve compliance with Table 4.1 in AD B	Closed	21-06-21
B3: Internal Fire Spread (structure)	1.	60 minutes fire resistance will need to be provided to all elements of structure – full details will be required.	Closed	21-06-21
	2.	Water tanks and plant store accessed from the top of the stair will need to be enclosed in a 30-minute fire rated enclosure.	Closed	
B4: External fire spread	1.	We note that the buildings are located on the site boundaries - all party wall construction details will be required to verify fire performance.	Closed	21-06-21
	2.	Full details will be required for all roof coverings to confirm build ups in compliance with Table 12.1 in AD B.	Closed	
B5: Access and facilities	1.	Fire strategy suggests a dry riser will be installed? Please clarify. <i>Rev02 now updated to confirm not required</i>	Closed	27-04-22
	2.	<p>Please confirm pumping appliance can get to within 45m of all points inside each flat of the block.</p> <p><b>Extract from Rev02 of fire strategy</b> - There is a public fire hydrant to 70 Churchway is in front of 60 Churchway, this hydrant is approximately 50m from 70 Churchway as shown in diagram 3 below. Assumption is that there will be no compartment within the building which will be more than 280m2, therefore there is no requirement for additional private hydrants.</p> <p><b>Assumption should be confirmed</b></p>	Closed	27-04-22
<b>Approved Document C - Site Preparation and Resistance to Moisture</b>				
C1: Site preparation and resistance to contaminants	1.	Stage 2 report includes environmental assessments undertaken to date – please provide a copy of the further contamination investigation that is required be undertaken prior to construction by the Planning conditions	Closed	21-06-21
C2: Resistance to moisture	1.	Full details will be required of damp proofing details that are to be incorporated to prevent moisture ingress into the building.	Closed	21-06-21
	2.	Full details will be required of proposed waterproofing solutions for basement	Closed	
<b>Approved Document E - Sound insulation</b>				
E1: Protection against sound from other parts of	1.	Please provide construction details to confirm acoustic provisions to all walls and floors between bedrooms and other parts of the building	Closed	21-06-22

the same building and adjoining buildings	2.	A suitable pre-completion sound insulation test will be required between adjoining rooms. Test reports will be required prior to completion	Closed	
E2: Protection against sound within a dwelling house etc	1.	Please provide construction details to confirm acoustic provisions to all walls between adjoining rooms.	Closed	03-02-23
E3: Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes	1.	Please provide construction details to confirm acoustic provisions to all common parts of the building showing compliance with the guidance within the Approved Document.	Closed	18-05-23
<b>Approved Document F - Ventilation</b>				
F1: Means of ventilation	1.	Please provide full details of all ventilation proposals to include extract to Kitchen and bathroom/ showers and provisions for purge and background ventilation	Closed	08-04-23
<b>Approved Document G - Hygiene</b>				
G1: Cold water supply	1.	Please confirm new mains supply of wholesome water to the building	Closed	15-06-23
G2: Water efficiency	1.	Please provide water efficiency calculations for the new flats to demonstrate the consumption of wholesome water will not exceed 110 litres per person per day to the Apartments.	Closed	15-08-23
G3: Hot water storage	1. 2.	Full details will be required for hot water systems including any storage proposals There must be a suitable installation for the provision of heated wholesome water or heated softened wholesome water to: (a) any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience; (b) any washbasin, bidet, fixed bath and shower in a bathroom; and (c) any sink provided in any area where food is prepared.	Closed Closed	21-06-21
G4: Sanitary conveniences and washing facilities				
G5: Bathrooms	1.	Fixed bath/ shower provisions to be confirmed to all residential apartments	Closed	21-06-21
G6: Kitchens and food preparation areas	1.	A sink should be provided in any kitchen or place used for the preparation of food <i>DI statemet below.....</i> <i>A sink will be provided in any kitchen or place used for the preparation of food. This is in addition to any hand washing facilities associated with WCs in accordance with Requirement G4</i>	Closed	19-01-22
<b>Approved Document H - Drainage And Waste Disposal</b>				
H1: Foul water drainage	1.	Please provide plans and details of below ground drainage serving the buildings. To include details of access arrangements to system, invert levels, drainage falls and points of connection to existing drainage/sewers serving the site.	Closed	21-06-21
H2: Wastewater treatment systems and cesspools		Presumed to not be applicable? – confirmed 16/12	Closed	19-01-22

H3: Rainwater drainage	1.	Please provide full details for below ground rainwater drainage arrangements. To include details of access arrangements to system, invert levels, drainage falls and points of connection to existing drainage/sewers serving the site	Closed	21-06-21
H4: Building over sewers	1.	We note from the stage 2 report that a combined sewer connection is located underneath 70 Churchway. Consultation with Thames Water will be required in the next stages to commence the approvals process regarding the impact of the proposed basement under 70 Churchway on this connection	Closed	09-01-23
H5: Separate systems of drainage	1.	Separate drainage arrangements to be confirmed by submission of information requested under H1 and H3	Closed	21-06-21
H6: Solid waste storage	1.	Please provide full details of refuse storage & access for collection provisions	Closed	21-06-21
<b>Approved Document J - Heat producing appliances</b>				
J1: Air supply	1.	Details of proposed combustion appliance(s) will be required together with details of combustion air arrangements. To include: - type of appliance - type of fuel - provision for combustion air supply - note that method of provision must not be detrimental to compliance with other parts of the regulations	Closed	21-06-21
J2: Discharge of products of combustion	1.	Please provide full details of flue arrangements, including type, construction, fixing and termination if applicable	Closed	
J3: Warning of release of carbon monoxide	1.	Please confirm type of fuel to be used – note carbon monoxide detection should be included if using solid fuel appliances	Closed	
J4: Protection of building	1.	Please provide details of flue/chimney arrangements where passing through walls/floors/roofs to show that fire risk is minimised (if applicable)	Closed	
J5: Provision of information		Where a hearth, fireplace, flue or chimney is provided a durable notice containing information on the performance capabilities of the hearth, fireplace, flue or chimney shall be affixed in a suitable place in the building for the purpose of enabling combustion appliances to be safely installed		
J6: Protection of liquid fuel storage systems	1.	Please provide full details of any oil storage arrangements to which these regulations will apply (if applicable) <i>16/12 - No oil storage proposed</i>	Closed	19-01-22
J7: Protection against pollution	1.	As J6 <i>16/12 - No oil storage proposed</i>	Closed	19-01-22
<b>Approved Document K - Protection From Falling, Collision And Impact</b>				
K1: Stairs ladders and ramps	1.	Full construction details will be required for stairs to include widths, rise, goings, handrails etc. The common stairs should be designed as a general access stair, while the stair serving unit 1 can be a private stair <i>Quoted tender pack drawings not submitted to AIS?</i>	Closed	19-01-23
	2.	Distinguishable nosings should be provided to rise and goings of the common stairs	Closed	21-07-23
K2: Protection from falling	1.	Please provide full details of guarding/ balustrade around stairs, landings/ balconies/ terraces	Closed	21-07-23
K3: Vehicle barriers and loading bays	N/A			
K4: Protection against Impact with glazing	1.	Please confirm provision of safety glazing in critical areas including glazed balustrade design. Glazing in these locations to break safely, be robust in small panes or be permanently protected	Closed	12-06-23
	N/A	Would only apply in common areas		

K5.1: Protection from collision with open windows				
K5.2: Manifestation of glazing				
K5.3: Safe opening and closing of windows				
K5.4: Safe access for cleaning of Windows etc.				
K6: Protection against impact from trapping by doors				
Approved Document L - Conservation of Fuel and Power				
L1A: Work in new dwellings	1.	Please provide specification for all thermal elements to include U value calculations	Closed	28-11-22
	2.	Please provide design CO2 calculations (SAP) to verify energy efficiency	Closed	
	3.	Please provide energy efficiency details of lighting/heating/cooling systems, sufficient to show compliance with the Domestic Building Services Guide as entered into the SAP calculations	Closed	
	4.	Air permeability tests will be required at completion	Closed	
	5.	Energy performance certificates will be required at completion	Closed	
	6.	As built CO2 calculations (SAPs) will be required at completion		
Approved Document M - Access to and Use of Buildings				
M1: Access and use of buildings other than dwellings				
M2: Access to extensions to buildings other than dwellings				
M3: Sanitary conveniences in extensions to buildings other than dwellings				
M4:(1) Access to and use of dwellings Category 1: Visitable dwellings	1.	Please provide details of access into the building, including level threshold for entrances.	Closed	11-05-23
	2.	Please confirm main entrance door has a clear width of 775mm.	Closed	
	3.	Doors and hallway widths should be designed to comply with diagram 1.2 in AD M1 – please provide dimensioned drawings to confirm	Closed	
	4.	A clear 750mm space should be maintained in front of the WC in accordance with diagram 1.3 of AD M1.	Closed	
	5.	Switches and sockets, including any door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level (as per diagram 1.5 of AD M1).	Closed	
	6.	Consumer units should be sited so that switches are 1350-1450mm above floor level.		
(Optional requirement)	N/A	We understand that optional requirements have not been imposed by the Planning authority	Closed	

M4(2) Access to and use of dwellings Category 2: Accessible and adaptable dwellings				
<b>Approved Document P - Electrical Safety</b>				
P1: Design installation, inspection and testing	1.	Works to be carried out by a competent 'Part P' registered electrician and certification provided on completion	Closed	15-09-23
<b>Approved Document Q - Security</b>				
Q1: Unauthorised access	1.	Please provide details of secure door and window sets to residential flats to confirm they are manufactured to a design tested to meet the security requirements of PAS 24:2012 Information required With regards to Doors/ Windows and Protection of Walls around doors (if Stud construction is used).	Closed	4-10-23
<b>Approved Document R - Physical infrastructure for high-speed electronic communications networks</b>				
1: In-building physical infrastructure	1.	Please confirm the building is designed and constructed so that high-speed electronic communications networks can be installed in the future.	Closed	19-10-23

Information received	
Date	Submission Description
10-06-21	E-mail from Georgina Holden with stage 2 submission
16-12-21	E-mail from Georgina Holden with responses to PCR01 and design intent layout drawings
02-03-22	E-mail from Georgina Holden with EWS fire strategy Rev02