

Jason <jason@thebuildinginspectors.co.uk>

Wed 05/08/2015 13:47

Inbox

To:

Riaz Patel;

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Hi Riaz

We have reviewed all drawings and schedules and make the following comments below in blue.

Please let me know your thoughts on the serving of our Initial Notice, I would suggest this is the most appropriate course of action.

Kind Regards

Jason

Jason Dunn

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From: Riaz Patel [mailto:riazpatel@methodarchitects.co.uk]

Sent: 28 July 2015 11:30

To: Jason

Cc: Dominic May

Subject: Shorts Gardens

Hi Jason,

Hope you are well

Dominic has asked me to forward some drawings to you in regards to a project we are working on – 60-72 Shorts Gardens & 14-16 Betterton Street WC2H 9AU

We are trying to clear the Planning Conditions on some drawings that were done by another architect firm, the client is Span Group.

What we need is for you to look through the drawings and schedules to go with it. Comment on anything that may need to be edited and any advice to help get the conditions approved.

- Condition 11 – Prior to commencement of development, details of a management plan for the basement use, specifying the capacity (persons), access arrangements (including location of entry and exit), management of persons entering and leaving the building, shall be submitted to and approved in writing
- Reason – to safeguard the amenities of neighbouring premises and the area generally, in accordance with the requirements of policies CS5 and DP26 of the LDF

The drawings and Basement Management Plan demonstrate compliance with The Building Regulations, the occupancy levels are within permissible tolerances under both Approved Document B – Fire Safety and BS 9999 code of practice for fire safety, as part of the Building Regulation submission the items listed below will need to be considered, I do not think this level of information is required to clear Condition 11.

A management level of 2 has been calculated and applied to the Fire Safety design. Below are the general principles to be considered within the management plan. The list is not exhaustive and must also be identified within the Fire Risk Assessment.

- Planning for changes in risk profile
- Resources and authority Staffing level (staff–occupant ratio)
- Fire training
- Work control (e.g. repairs to structure)
- Communications procedures
- Maintenance and testing of fire safety systems
- Liaison with fire and rescue service
- Contingency planning

- Condition 12 – No external doors other than fire doors to open onto public highway

The proposed plans demonstrate compliance with current requirements. The capacity and means of escape have been assessed and against both performance and functional fire safety requirements. This appears code compliant and acceptable.

- Condition 14 – Details of measure incorporated within the approved development in order to provide access for ambulant disabled employees and visitors to the application site premises shall be submitted and approved in writing

Reason – To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with requirements of Policies CS6 and DP6 of LDF

Both the schedule and drawings demonstrate compliance with Approved Document M – Access and BS 8300 Code of practice. The reference to 'DDA Compliant WC' on schedule S(00)05 should be replaced with Approved Document M compliant. The DDA has been replaced by Equality Act 2010. Reference to this should be made in this schedule along the lines that the proposals are in accordance with the provisions contained therein.

We will need a Building Inspector to support our drawings, to make sure that we have covered Part M – this will help approve Condition 12 and 14, also parts of Condition 11.

I would suggest we serve our Initial Notice on the Local Authority as soon as we can. We can then approve the scheme in principle, we can serve this today and approve shortly afterwards, we will need to consult the fire service under Regulation 12, however, this consultation is a formality as the design is code compliant. The only area we will need further information is the level of automatic fire detection and smoke clearance proposals/existing arrangement from the basement areas.

Failing this we can provide you with formal correspondence, however, with the mechanism of the Act behind us it would not have any significant legal standing.

A question – Basement and Upper basement is together as 1 unit – will be office use and upper basement as meeting rooms – is there a minimum requirement for toilets / wc? I have proposed 3 DDA WC's would more need to be provided? Or would it be sufficient?

For the proposed occupancy levels, 3 accessible WC's meet the requirements under the Building Regulations and BS and the travel to these are within acceptable guidance.

I have compressed the file – there should be a total of 28 pdf files

If you do have any questions do not hesitate in contacting me

Regards

Riaz