

Sara-Int Ltd
Unit 6
King Street Cloisters
Clifton Walk
London
W6 0GY

Our Reference: BC/54054

21 February 2017

Your Reference:

Dear Sir / Madam,

The Building Act 1984

Building (Approved Inspector etc.) Regulations 2010

Description: Rear single storey lower ground floor highly glazed extension, internal alterations, including enlarged shower room, replace front & back door & refurbishment

Site: 57 Flask Walk London NW3 1EY

In respect of your proposal for the above, I have checked the plans and details submitted and for the purposes of compliance with the Building Regulations, I would comment as follows:

1. Please provide the proposed structural calculations.
2. Please confirm all doors off the staircase enclosure will be fire doors. This is due to the increase in fire load on the lower ground floor, the loss of alternative escape from the lower ground floor and creation of new study on the ground floor.
3. Please provide mains powered inter-linked smoke detection in the circulation areas on each floor.
4. Please provide internal wall details.
5. Please confirm steels will be provided with 30mins fire protection.
6. Please confirm the distance to the boundary so the unprotected area can be assessed.
7. Please provide some damp and weatherproofing details. E.g. DPC, DPM, lead abutment etc.
8. Please provide rapid, background and mechanical ventilation details.
9. Please provide foul and surface water details.
10. Please provide heating details.
11. Please confirm glazing in critical locations will be toughened.
12. Please provide insulation and u-value details for all thermal elements.
13. Please provide thermal justification for the proposed area of glazing.
14. Please confirm electrical works will be undertaken by a competent person.

Please note the Inspecting Surveyor for this scheme is: Abdallah Malik on: 07904 522076

I trust the above is self explanatory, but should you wish to discuss any of the items raised, please do not hesitate to contact me.

Yours faithfully,

Joel Ashby BSc (Hons) C.Build E MCABE
North London Surveying Manager
07939383146
j.ashby@bbsbuildingcontrol.co.uk