

		Shore The Mill, Station Road, Ardleigh, Colchester, Essex CO7 7RS T: 01206 230820 E: info@wemakeshore.co.uk	
SCHEDULE OF COMMENTS AND OBSERVATIONS		Ref No: 23524	
Project:	Refurbishment to take basement and ground floor retail areas back to shell and core standard, new roof to provide shelter to rear escape stair		
Address:	28, Charlotte Street, London, W1T 2NF		
Surveyor:	Simon Joyce	Date:	25/11/2020

Part B - Fire Safety

- 1 Please clarify the use of the basement floor. Is this associated to the retail space?
- 2 If the basement is over 200m² in floor area or is deeper than 3m below the surrounding ground level, then the smoke ventilation provision should be maintained. The rear roof in this situation would therefore potentially effect this. This does not appear to be an issue but please clarify dimensions.
- 3 A suitable fire detection and alarm system should be provided in accordance with BS 5839-1:2017.
- 4 Please provide details of the emergency lighting system in accordance with BS 5266-1:2016.
- 5 Escape signage should be provided to indicate the means of escape in accordance with BS ISO 3863-1 and BS 5499-4. Please provide details.
- 6 Spread of Flame; Wall and ceiling linings should be a minimum achieve a minimum classification of B-s3, d2 in areas used solely as circulation spaces. In other rooms a minimum of C-s3, d2 should be provided unless the floor area of those rooms is less than 30m² in which case a minimum of D-s3, d2 should be achieved.
- 7 Doors on escape routes should be fitted with simple fastening non lockable devices. They should be operated without the use of a key and without having to manipulate more than one mechanism. Please provide details.
- 8 Pipes, cables or conduit passing through compartment walls, floors and cavity barriers shall be adequately fire stopped.

Part C - Site preparation and resistance to contaminants and moisture

- 9 Please provide details for how the existing service penetrating the roof will be weather sealed.

Part F - Ventilation

Corporate Approved Inspectors & Chartered Building Surveyors

Continued.....

Building Control Consultants - CDM and H&S Consultants - Party Wall Surveyors

www.WeMakeShore.co.uk

Registered Office: Shore Engineering Ltd, The Mill, Station Road, Ardleigh, Colchester, Essex CO7 7RS

Company Registration No: 04563547

VAT registration number: 805 1455 54

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- 10** The new roof appears to affect the general ventilation to the basement. Please clarify how this will be addressed as the rear room appears to no longer have any ventilation.

Part H - Drainage

- 11** Please clarify where the new valley gutter connects to.

Part K - Protection from falling, collision and impact

- 12** The glazed roof shall be provided with safety glass in accordance with BS EN 12600 and be designed by a specialist contractor.
- 13** Please provide details for how the rear glazed roof will be cleaned to meet the requirements for cleaning windows in Approved Document K.