

Send to: bp Architecture, Via Email beverley@bparchitecture.co.uk

10 November 2020

For the attention of Mr D Thomas

Nantwich Town Council
Nantwich Civic Hall
Market Street
Nantwich
Cheshire
CW5 5DG

Our Ref No: 20/29301/CA

Dear Mr D Thomas

Ref: Proposed Ground Floor Rear Extension & All Associated Works at Nantwich Civic Hall, 4 Market Street, Nantwich, Cheshire, CW5 5DG

The application is now formally Conditionally Approved as being compliant with the Building Regulations 2010. The outstanding conditions that require clarification, additional information or confirmation are:

Regulation A (Structural Stability)

Please provide the full structural design, specification and calculation packages for all substructure and superstructure elements for review.

When available, please provide the specialist design details for the piling system and all associated supporting information. Details of integrity tests and the piling log will be required upon completion of the installation of the system.

The outer leaf of blockwork to the rendered part is specified as 75mm, is this correct?.

The wall ties are specified at 900mm c/c where 750mm would be expected for 125mm cavity.

When available, please provide a copy of the site investigation report which should identify any issues associated with the site which could affect the structural design such as made or poor ground conditions, coal mining or any other detrimental element. The report should also detail suitable remedial measures which should be accounted for in the design.

Regulation B1 (Means of Escape)

The following comments relating to the means of escape are made without prejudice and are subject to ratification by the Fire and Rescue Service.

For the purposes of this assessment, the following assumptions have been made. Please advise if any are not correct: -

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Construction Plans & Regulations Ltd

Head Office: P.O Box 1948 | Trentham | Stoke-on-Trent | Staffordshire | ST4 8YR

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- Approved Document B has been used for the purposes of assessment for compliance with Part B of the Building Regulations.
- The building appears to fall within the “assembly and recreation” purpose group (5).
- Finishes are either “Rockfon” suspended ceilings or plastered walls and therefore achieve surface spread of flame ratings in accordance with table 6.1 of Approved Document B.

The general layout for the fire detection system is noted. It is assumed that the existing system is being extended into the extension and that the installation will be carried out in full accordance with BS 5839-1:2017. Upon completion of the project, installation and commissioning certificates will be required in accordance with BS5839-1:2017.

Upon completion of the project, installation and commissioning certificates will be required for the emergency lighting installation in accordance with BS5266-1:2016.

Please provide duct layouts if any mechanical ventilation is to be installed or extended into the building.

Where the occupant capacity exceeds 60 people, doors should open in the direction of escape. Doors across escape routes opening against the direction of escape will need to be reconfigured to open in the direction of escape without having an adverse effect on other escape routes. Where the situation remains unaltered from the existing, this is not controlled under Building Regulations.

Please indicate the clear width of all internal and external doors across escape routes or provide a copy of the door schedule.

The corridor serving dressing rooms G51 and G52 is in a dead end and should be 30-minute fire protected. Alternatively, if the corridor and rooms off it are to be provided with automatic fire detection in accordance with BS 5839-1, this would be considered acceptable subject to any comments of the Fire and Rescue Service.

Any fastenings provided to escape doors should be panic fastenings on the side approached for means of escape in accordance with BS EN 1125. Other fastenings or magnetic locking devices are not acceptable in this purpose group when occupants may number more than 60.

Please provide details to confirm surface spread of flame ratings of the demountable partition, roof lights and lighting diffusers.

The bin store and the boiler room should be separated from the remainder of the building with 30 minutes fire resisting construction. The bin store should also incorporate a permanently ventilated lobby with 0.2m² of permanent ventilation where there is access from within the building. It would be advisable to separate the boiler room from this lobby.

Please confirm that the single ply roof membrane will achieve BROOF(t4) spread of flame rating.

Regulation C (Resistance to Moisture)

Please confirm how moisture penetration will be prevented to the single skin blockwork wall shown on section B-B where this supports the signage. If the render product is designed to be waterproof, please provide details of the manufacturer’s third party accreditation for this.

When available, please provide a copy of the site investigation report which should identify any issues associated with the site in relation to contamination, radon or ground gas. The report should also detail suitable remedial measures which should be accounted for in the design.

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Regulation F1 (Ventilation)

Please provide details of the ventilation strategy for the building along with details of the codes of practice/standards the strategy is designed to.

Regulation G (Sanitation, Hot Water Safety and Water Efficiency)

Based on the guidance of BS 6465 for assembly accommodation, the number of WC's may be inadequate when accounting for the potential increase in occupants. Please provide details of the WC calculation and analysis for review.

Regulation J (Heat Producing Appliances)

Please provide details of the means of providing space heating. Where combustible fuel is used, evidence will be required that the system will be designed, installed, commissioned and certified by a competent person. A copy of the certification will be required at completion for our records.

Regulation K (Protection from Falling, Collision and Impact)

If the new ramps have a gradient steeper than 1:20, these will need to be provided with suitable handrails in accordance with Section 2 of Approved Document K.

Please provide dimensioned design details for the steps up to the rear lobby (G40) and associated handrails.

It is assumed that access to the rooftop for maintenance is likely to be required less frequently than once per month and therefore, that CDM Regulations will apply rather than Building Regulations. If this is not the case and if access is required more frequently, then further details of the means of access will be required.

Internal doors should be provided with suitable vision panels unless not appropriate to the use of the room.

Please confirm that guarding will be provided to any opening windows or doors which project more than 100mm into an access route.

Regulation L (Conservation of Fuel and Power)

As the building has an internal floor area of less than 25% of the floor area of the existing building, this can be designed using the elemental method of Approved Document L2b.

Please provide a specification for efficiencies and controls for all modifications to and new fixed building services including heating, cooling, lighting, mechanical ventilation systems and energy metering. The design should follow the guidance given in the non-domestic building Services Compliance Guide.

Commissioning of all building services should be undertaken, where possible and confirmation provided upon completion. Confirmation will also be required that the building log book has been produced and handed to the occupier.

Prior to occupation, an Energy Performance Certificate should be produced. As the Building Control Body on this project, we will require evidence that this documentation has been prepared and issued to the client.

The building being extended appears to have a total useful floor area exceeding 1000m². As such, Approved Document L2b requires consideration to be given to the provision of consequential improvements to the existing building. Table 6 of the Approved Document gives guidance on elements which could be considered up to the point at which 10% of the contract value of the principle works is spent on improvements. Nothing is required which is not

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technically, functionally or economically feasible, for example, improvements which have a simple payback period of up to 15 years.

Regulation M (Disabled Provisions)

Please provide details to show how the building will comply with Part M of the Building Regulations. Consideration should be given to the following. An Access Strategy may be beneficial: -

- The approach to the building and access into the building. This can be via the existing building if the existing provisions are sufficient. Alternatively, this can be via one of the other access routes into the extension;
- Internal circulation. Please also note the comments under Part K, particularly regarding the ramps;
- Internal doors, opening force and ironmongery
- Colour contrast;
- The location of sockets, switches, outlets and controls.
- Aids to communication;
- New changing and shower facilities which should meet the recommendation of paragraph 5.18 of Approved Document M.

The following items are also noted: -

The accessible WC door should not swing across the escape route or the landing of a ramp. The intermediate landing length should also be increased to comply with Part K.

It appears that refreshment facilities will remain in the existing building and are not provided as part of the extension and are, therefore, not controlled under Building Regulations.

Non-powered entrance doors should have a form of weather protection.

It is assumed that the accessible WC will be fitted out in accordance with diagrams 18 and 19 of Approved Document M.

On receiving a satisfactory response to the aforementioned items, we will issue a full approval.

In accordance with the Notice requirements of Section 52 (5) of the Building Act 1984, this application is valid for three years after the official date of submission. Should work not have commenced within this period the application will be withdrawn. A further application for Building Regulation approval will then be required.

Thank you for using our services and if we can be of assistance to yourself in the future, please do not hesitate to call us.

Yours faithfully,



M Cooper C. Build E MCABE MFPWS

For CPR (Construction Plans & Regulations) Ltd

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