

Plan Check Report

Your Ref No: 1999
Site Address Bag End
Middle Earth
Agent: Bilbo Baggins



Recommendation : Conditional Approval

General

Although substantial plans have been provided the elements of work requiring Building Regulation are relatively small. The glazed Canopy I have classed as exempt.

The existing plans show the building as 3-storey so I have checked the proposals on this basis and therefore have not asked for the staircase to be protected.

No elevations have been provided which made it a little bit difficult to assess the extent of some of the work particularly in respect of the alterations to the chimneys and the dormers.

Part A

1. There are some structural alterations for which a structural engineer has been employed. His sheets do not indicate what qualifications he has but the calculations appear to cover the main structural elements.
2. One of the drawings indicates rebuilding of the dormer to bedroom 6 although I suspect this should be bedroom 4. This is now quite a large dormer and I would have liked to have seen some engineer's calculations for this.



Part B

1. None of the work adversely affects what is already there. A mains operated smoke detection system is being installed to improve upon the existing.

Part C

1. Reference is made to removal of chimneys and with the alterations to the dormers there will be some requirements for flashings etc though there is little mention of this in the specification. I would suggest a general condition to cover this.

Part D

1. Not Applicable.

Part E

1. Since no new sleeping accommodation is being formed this is not applicable though it should be noted that sound insulation to the floors is being provided throughout as a matter of course. The new bathrooms are all en-suite so again Part E will not be applicable.

Part F

1. The electrical drawings indicate provision for extractor fans but the rate of extract has not been specified.
2. Background ventilation has not specified to any of the “new rooms” although I would suggest that given that this is an existing building it is unlikely that there is any background ventilation to the existing so given that we are only looking at shower rooms I have not included this in the conditions.

Part G

1. No comments

Part H

1. The above ground drainage is all covered although as there are no elevations it is not possible to see where the vent pipe terminates.
2. There is no below ground drainage layout or specification, this could be dealt with on site though.

Part J

1. A new gas boiler is proposed but little information provided?
2. What is happening to the existing chimneys where they are being lowered?

Part K

1. Not applicable as all staircases etc are existing.

Part L

1. The new dormer shows 100mm fiberglass insulation to the roof and the stud walls, this will not achieve today's standards but may not be any worse than those being replaced. However since it appears to be a new dormer I have put a condition on as there is no real reason why today's values can't be achieved.
2. The specification refers to providing Tri-Iso to the existing 2nd floor roof but it isn't clear what is there at the moment. Some Authorities are not accepting Tri-Iso but I have not queried it in this instance as it is likely to be an improvement on what is there but note that we could ask for the roof to achieve 0.20 w/m²k, Tri-Iso is unlikely to achieve this.
3. There is little in the specification with respect to the new heating and hot water systems hence the general condition on this.

Part M

1. Not applied as assumed that no worse than existing and unlikely that existing building is Part M compliant..

Part N

1. It looks as though safety glazing has been specified in all the relevant locations.

Part P

1. As the works involve work in en-suites and the kitchen a Part P certificate will be required.

Your Ref No

Approval Schedule

1. Engineers calculations/assessment required for the rebuilding of the dormer to Bedroom 4

SCHEDULE 1 A1 APPLIES

2. Suitable provision to be made throughout to ensure that the completed building will provide adequate provision against the harmful effects caused by precipitation and wind driven spray. This will include adequate provision to any “redundant chimneys” and flashings etc around the new dormer window.

SCHEDULE 1 C2 APPLIES

3. Extractor fans to the new en-suite shower rooms are to extract at a rate not less than 15 l/sec and the Utility at not less than 30 l/sec.

SCHEDULE 1 F1 APPLIES

(table 1.1a page 10 Approved Document F)

4. The new soil pipe is to terminate at least 900mm above any opening within 3m of it.

SCHEDULE 1 H1 APPLIES

(Diagram 6 page 11 Approved Document H)

5. Any below ground drainage is to be laid to the approval of the Building Control Officer. The pipes are to be a minimum of 100mm in diameter laid on a maximum 10mm granular material and to have adequate provision for clearance of any blockages.

SCHEDULE 1 H1 APPLIES

(Paragraphs 2.13-2.20 and 2.23-2.25 pgs 13-15 Approved Document H)

6. Any new heating appliances and all work to the existing chimneys is to be carried out in accordance with the requirements of Part J.

SCHEDULE 1 J1/2/3/4 APPLY

7. New dormer walls to be insulated to achieve a “U” value of $0.30 \text{ w/m}^2\text{k}$ and the flat dormer roof to $0.20 \text{ w/m}^2\text{k}$. (100mm of fiberglass is unlikely to achieve this)

SCHEDULE 1 L1 APPLIES

(table 4 page 22 to Approved Document L1B)

8. Any new heating and hot water systems to be installed strictly in accordance with the requirements of Part L and Commissioning Certificates and Operating Instructions provided as appropriate.

SCHEDULE 1 L1 APPLIES

(Paragraphs 35-38 pg 20 and 58-60 pg 24 of Approved Document L1B)

9. Upon completion of the work a certificate is to be provided from a suitably qualified and registered electrician to show that the work has been carried out in accordance with the requirements of Part P.

SCHEDULE 1 P1 APPLIES

(Paragraphs 1.7-1.34 pgs 10-12 of Approved Document P)