

CONDITIONAL BUILDING REGULATION APPROVAL REPORT

PROJECT

**FORM 3 NEW FLATS AND RENOVATION OF EXISTING
COMMERCIAL UNITS**

LOCATION

**7 AND 9 WERN ROAD, YSTALYFERA, NEATH AND PORT
TALBOT, SA9 2LX**

REFERENCE: SA61663

DATE: 28 March 2024

REVISION: 0

AUTHOR: Mark Brennan

EMAIL: Mark.Brennan@cookbrown.co.uk



PART OF



BUILDING REGULATIONS REPORT

Introduction

The plans and details have been checked to determine compliance with the requirements of the Building Regulations 2010 using the Approved Documents unless otherwise stated.

If you are the designer or client, you may wish to provide a copy of this report to the contractor or other design team members for their information or action.

Part A – Structure (2004 Edition)

1. Please provide a copy of the structural condition report, if available. We recommend that a report is commissioned to evaluate the building prior to works commencing.
2. Please provide structural engineers design and calculations to justify the proposals for the following:
 - Steel beams and padstones
 - Formation of new openings
 - Floor joists and stair trimming
 - Roof design

Part B – Fire Safety (2019 Edition)

B1 – Means of warning and escape.

FLATS

3. **Purpose Group** – Reference is made to the Classification of Purpose Groups Table 0.1 of Approved Document Bv2. This work is considered to be **Purpose Group 1(a) Residential Dwellings – Flats**.

FLATS – INTERNAL LAYOUTS

4. **Internal flat layouts** – Flat no 1 to be designed with internal protected entrance hallway with 30 min fire doors/partitions on each habitable room to an independent ground floor entrance.
5. **Internal flat layouts** – Flat no 2 to be designed with means of escape windows to first floor habitable rooms with independent entrance and a gallery room is proposed. See guidance below
6. **Internal flat layouts** – Flat no 3 (Rear Annexe) to be designed with internal protected entrance hallways with 30 min fire doors on each habitable room to independent entrance.
7. The flats should be fitted throughout with a Grade D LD1 smoke alarm system to BS5839 Part 6 and throughout with an Automatic Fire Suppression System, e.g sprinklers.
8. The flats should be provided with a smoke alarm system designed to BS5839 Part 6. This usually comprises smoke detection within the hallways and heat detection within the kitchen.

The following guidance on galleries should be followed

Galleries

3.8 A gallery should be provided with an alternative exit; or, where the gallery floor is not more than 4.5m above ground level, an emergency egress window which complies with paragraph 3.9. Where the gallery floor is not provided with an alternative exit or escape window, it should comply with the following:

- a. the gallery should overlook at least 50% of the room below (see Diagram1);
- b. the distance between the foot of the access stair to the gallery and the door to the room containing the gallery should not exceed 3m;

WELSH GOVERNMENT

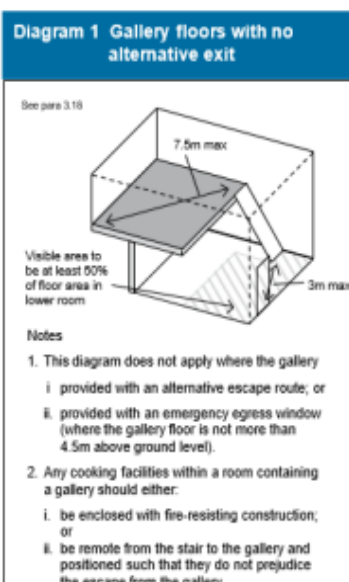
Approved Document B Volume 2

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Section 3

- c. the distance from the head of the access stair to any point on the gallery should not exceed 7.5m; and
- d. any cooking facilities within a room containing a gallery should either:
 - i. be enclosed with fire-resisting construction; or
 - ii. be remote from the stair to the gallery and positioned such that they do not prejudice the escape from the gallery.



B2 – Internal Fire Spread (Linings)

9. Please advise if any Class 3 or lesser performance materials are intended for any wall or ceiling finishes.

B3 – Internal Fire Spread (Structure)

10. Structural elements and separating floors and walls between flats should be provided with **60 minutes** fire resistance and gable walls to flats 1 and 2 taken up to underside of the roof to ensure compartmentation

B5 – Access and facilities for the fire service

11. All points within the building have been measured as being within 60m of fire service vehicular access and deemed satisfactory.

Part C – Site preparation and resistance to contaminants and moisture (2004 Edition)

12. As the site is situated within an area that may be affected by radon, please confirm the proposed radon precautions or provide a radon report. This can be obtained online www.ukradon.org at a cost of £3.90 inc VAT.
13. Please advise if a suspended floor is proposed. The void under any suspended floor should be at least 150mm and vented on opposing sides with vents that are usually spaced approximately 1800mm apart.
14. Please provide details of any tanking. A proprietary product with BBA certification should be specified.
15. It is assumed that a breathable roofing membrane will be specified, please advise if this is not the case. The manufacturer's recommendations should be followed with regard to the need for ventilation, counter-battening, taping of joints, etc.
16. We recommend that flat roofs are constructed as warm roofs with continuous insulation across the top of the roof. Cold roofs should have adequate cross ventilation over the top of the insulation. If a cold roof is proposed, please confirm how adequate cross ventilation will be achieved.

Part E – Resistance to the passage of sound (2003 Edition)

17. Toilets, bathrooms and bedrooms should be provided with sound resistance. This is usually achieved by providing at least 50mm mineral wool within the studwork.
18. Party walls and floors should be subject to acoustic testing and results provided upon completion. A testing regime can be agreed closer to project completion.
19. Reverberation in the common parts of the building should be accounted for within the specification.

Part F – Ventilation (2010 Edition)

20. Please advise if a whole house ventilation system such as MVHR is proposed and supply design details.
21. If system 1 is proposed (background ventilators and intermittent extract fans) please observe the following:
 - An adequate number of opening windows should be provided to all habitable rooms, the area of openings should be at least 1/20th the floor area of the room they serve.
 - Trickle ventilation should also be provided and sized in accordance with Table 5.2a of Approved Document F.
 - Bathrooms (15 l/sec), utility rooms (30 l/sec) and kitchens (30 l/sec if over hob) should be provided with mechanical extract.
 - Windowless toilets (6 l/sec) should be provided with mechanical extract.
22. Mechanical ventilation systems and extracts should be tested upon installation to measure the on-site performance achieved.

Part G – Sanitation, Hot Water Safety & Water Efficiency (2015 Edition)

23. Please forward a water efficiency calculation to show that the potential consumption of water for the dwelling is no more than 125 l/person/day. Alternatively, written confirmation under Regulation 37 stating that water use is “Less than 125 litres/ person/ day using Fittings Approach” would be acceptable. Please make this available to Cook Brown no later than 5 days after the works are complete.
24. The hot water supply temperature to any bath should be limited to a maximum of 48°C by use of an in-line blending valve or other appropriate temperature control device.
25. If the project includes the installation of an unvented hot water cylinder, the installation should be undertaken by a person competent to do so. The installation should be in accordance with the guidance within Approved Document G and follow the manufacturers recommendations. On completion, the installers details and warning label should be completed on the cylinder and we request a copy of the commissioning and installation certificate and/or details of the installer’s registration with a self-certifying scheme.
26. Any new unvented hot water system should be installed in accordance with Approved Document G guidance (Paragraphs 3.17-3.63) and the manufacturers recommendations. The system should incorporate all necessary safety devices, such as temperature and pressure relief valves. The discharge from safety devices must be safely conveyed to a position which is visible but will not cause danger to persons in or about the building.

The completed installation should be indelibly marked with full details of the system and with the safety warning information referred to in Approved Document G paragraphs 3.23 and 3.24 respectively.

The installer should be trained and competent to work on such systems. This can be demonstrated by registration with a competent person scheme for this type of work or by the holding of a current registered operative skills certification card for unvented hot water systems. On completion installation and commissioning certificates should be provided.

Part H – Drainage (2015 Edition)

27. Please supply a drainage layout, if available. Please ensure that any new below ground pipes are at least 100mm diameter, have access points for rodding and are laid to a fall on suitable pipe bedding.
28. All above and below ground drainage should be subject to testing. Please arrange with our surveyor sections of pipework that can be tested and witnessed prior to completion. If we are not able to witness drains testing during the works, we will require confirmation that this has been undertaken.
29. Any air admittance valve installed as part of the project should be positioned so as to be above the flood level of the highest appliance served and should be provided with adequate ventilation in accordance with the products BBA certificate.

Part J – Combustion Appliances (2010 Edition)

30. The provision of a gas appliance must be undertaken by a suitably qualified person (GAS SAFE) and commissioning certificates should be supplied to the property owner in accordance with the self-certification scheme.

Part K – Protection from falling, collision and impact (2013 Edition)

31. Any new balustrades and handrails should be at least 900mm high and be designed to prevent children climbing. A 100mm sphere should not be able to pass through balustrading.
32. Any new external guarding and balconies should be at least 1100mm high and be designed to prevent children climbing. A 100mm sphere should not be able to pass through balustrading.
33. Any new glazing within a critical location should be specified as toughened or safety glazing and have the appropriate markings on the glass.

Part L1B – Conservation of fuel and power (2013 Edition)

34. Insulation for new elements should be specified in accordance with Table 2 of Approved Document L1B.

Standards for new thermal elements	
Walls	0.28 (W/m ² .K)
Pitched roof-insulation at ceiling level	0.16 (W/m ² .K)
Pitched roof-insulation at rafter level	0.18 (W/m ² .K)
Windows and Doors	1.80 (W/m ² .K)
Floors	0.22 (W/m ² .K)

35. Retained thermal element u-values are provided within ADL1B. Reasonable provision would be to upgrade those thermal elements whose u-value is worse than the threshold value in column (a) to achieve the u-value in column (b). If these u-values cannot be achieved due to the building being of special historic interest, confirmation should be provided from the Conservation Officer to justify this deviation from the table below.

	(a) Threshold u-value (W/m ² .K)	(b) Improved u-value (W/m ² .K)
Wall – Cavity Insulation	0.70	0.55
Wall - External or Internal Insulation	0.70	0.30
Floors	0.70	0.25
Pitched Roof – Insulation at Ceiling Level	0.35	0.16
Pitched Roof – Insulation between Rafters	0.35	0.18
Flat Roof	0.35	0.18

- (a) New and retained windows, roof lights and doors should be upgraded in accordance with the table below.

Standards for controlled fittings	
Window, roof window or rooflight	WER Band C or better, or U-value (1.6 W/m ² .K)
Doors with >50% of internal face glazed	U-Value = 1.8 (W/m ² .K)
Other doors	U-Value = 1.8 (W/m ² .K)

- (b) Where a building is listed and has restrictions on potential improvements due to planning requirements. We will require evidence from the planning department to justify any restrictions.
- (c) Energy Performance Certificates (EPC) should be provided upon completion for each dwelling. These must be produced through a full SAP Assessment otherwise known as an 'on construction EPC' as per Regulation 7A of the Energy Performance of Buildings Regulations.
- (d) Heating, hot water and lighting should be designed in accordance with the Domestic Building Services Compliance Guide.

Cook Brown Energy are able to offer a range of energy consultant services including SAP, SBEM and EPC's. If you would like a competitive quotation from Cook Brown Energy, please email: energy@cookbrown.co.uk or contact Matt Hodges on 01275 846995 or 07922 574960.

Part P – Electrical Safety (2013 Edition)

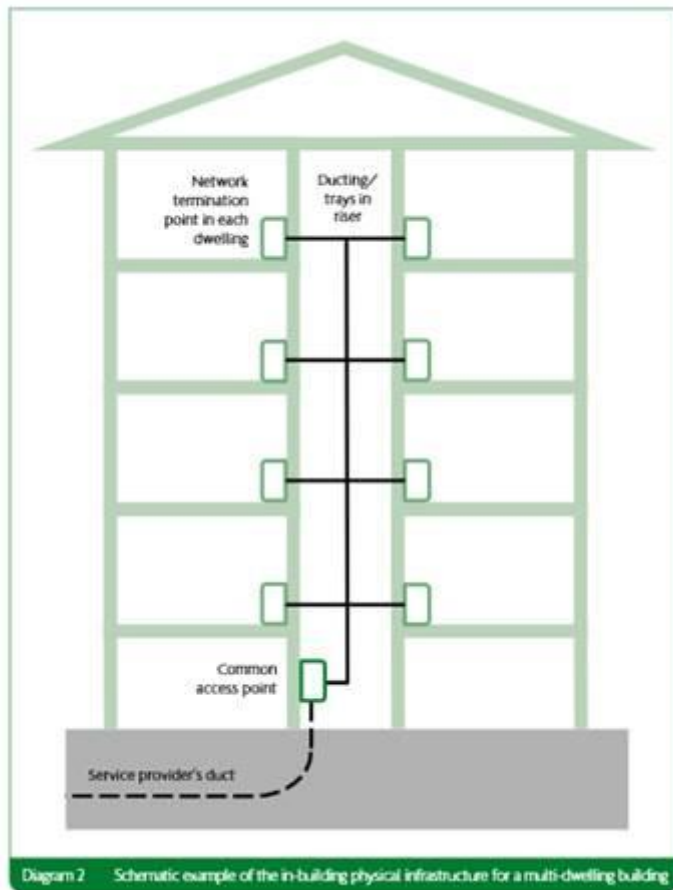
- (e) An electrical test certificate should be provided, upon completion.

Part Q – Security (2015 Edition)

- (f) Doors and windows are deemed to meet requirement Q1 if they can resist physical attack by a casual or opportunist burglar by being both sufficiently robust and fitted with appropriate hardware. Easily accessible windows should be made to a design that has been shown by test to meet the security requirements of PAS 24:2012 or standards providing similar or better performance.
- (g) Many of the requirements are covered by PAS 24:2014 and other standards such as STS 204, LPS 1175 and LPS2081 but there are additional factors that need to be considered as well. These include:
- Any letter plates not exceeding 260mm x 40mm – a feature designed to stop would be burglars & thieves attempting to remove keys through the letter plate with a stick & hook.
 - Timber doorsets should be manufactured from solid or laminated timber of minimum density 600kg/m³ with any panel within the doorset being at least 15mm thick.
 - Door frames should be mechanically fixed to the building, whilst lightweight frames need to incorporate a resilient layer. This resilient layer would be formed around the door (such as within plasterboard partitions) to reduce the risk of anyone breaking through the wall to access the lock.
 - All main doors to include a door viewer – unless there is clear glass in the door or a window next to the doorset.
 - All primary doors (in the main front doors) must have a door chain or limiter and with either a multipoint locking system or a mortice lock.
 - Windows should be designed to meet the security requirements of PAS 24:2012.

Part R – Physical infrastructure for high-speed electronic communications networks (2016 Edition)

- (h) Where the work concerns a building containing more than one dwelling, the work must be carried out to ensure that the building is additionally equipped with a common access point.



NOTE: Satellite and wireless connections may be considered if it can be demonstrated that the high speed requirements can be met.

Regulation 7 – Materials and Workmanship

- (i) Materials should be of a suitable nature and quality in relation to the purposes and conditions of their use. Suitable materials will usually have CE markings, been assessed in accordance with a British standard or other national or international specifications or have independent product certification.
- (j) Workmanship standards may be specified as part of a products information, general accepted good practice or in accordance with guidance available within various parts of BS8000.

If you have any queries, please do not hesitate to contact me. In the meantime, I look forward to your reply.