

City Futures

Building Control

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Date: 1 September 2023

James Mullaney
564 Stannington Road
Stannington
Sheffield
S66ab
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FULL BUILDING REGULATION APPLICATION

Application reference number: 23/01851/FP

Proposal Single storey front extension and alterations to rear of garage to create utility/wc

Location 564 Stannington Road Sheffield S6 6AB

Thank you for your recent application which has now been assessed in accordance with Section 16 of the Building Act 1984. Unfortunately we cannot issue an Approval at this stage and I enclose a detailed schedule of items for your consideration that need clarification and/or confirmation. Should you wish to discuss any items detailed in the schedule please contact:

Alix Cordock Telephone: 0114 273 4216
Email: alix.cordock@sheffield.gov.uk

Where the Fire Safety Order is applicable (non domestic premises) any comments the Fire Service may make will be forwarded to you in due course after the necessary consultations have taken place.

Yours faithfully

Chris Jones

Chris Jones
Service Manager LA Building Control

APPLICATION FOR BUILDING REGULATION APPROVAL

Schedule of additional information/details required for: 23/01851/FP

1. Approved Document A - Structure
 - 1.1. Foundations to be to the approval of the District Building Surveyor
 - 1.2. New walls should be suitably bonded to existing walls. I.e using a proprietary wall starter kit.
 - 1.3. Wall plates should be strapped to new masonry walls every 2m, using galvanised steel straps at least 1m length.
 - 1.4. Can you confirm the roof span? The proposed 120 x47 C16 joists appear slightly under spanned according to the Trada tables, at 2.4m maximum clear span.
 - 1.5. The new flat roof should be strapped to masonry walls where joists run parallel, across min 3x timbers with noggins every 1800 centres using 1.2m galvanised steel straps.
2. Approved Document B - Fire Safety
 - 2.1. The garage floor level should be a minimum 100mm below the floor level to the new utility room.
 - 2.2. The fire door to the garage from the utility room requires smoke seals and a self-closing device.
 - 2.3. The flat roof covering should achieve BROOF(t4) rating.
3. Approved Document C - Resistance to moisture and contaminants.
 - 3.1. DPC should be 150mm above ground level linked with DPM/radon barrier, and tray DPC provided over the cavity
 - 3.2. Can you clarify the cavity wall insulation? I.e. K106 partial fill cavity board requires minimum 50mm clear cavity.
 - 3.3. A vapour barrier should be fitted to the warm side of the flat roof insulation. A breathable membrane is not required (Cutaway A and B)
 - 3.4. Can you confirm any existing ventilation to the front of the property, and how this will be maintained?
4. Approved Document F - Ventilation
 - 4.1. Note: Background ventilation is required to all new windows/doors, at a rate of 8000mm² for habitable rooms and kitchens, and 4000mm² for bathrooms.
 - 4.2. Can you confirm how purge ventilation is to be achieved to the study? I.e. opening window or extract mechanical ventilation.
5. Approved Document H - Drainage
 - 5.1. The new above ground drainage should be constructed in accordance with AD H1. Section 1.
6. Approved Document K - Protection from falling, collision and impact
 - 6.1. Any glazing within critical locations eg. less than 800mm between floor and sill level should be safety glazing in accordance with BS EN 12600.
7. Approved Document L - Conservation of fuel and power
 - 7.1. New doors and windows should achieve 1.4 U-value.

7.2. A 25mm strip of insulation should be provided at the edge of the floor slab to help prevent cold bridging.