

CONDITIONAL DESIGN APPROVAL CERTIFICATE

Project Ref – P4689 – 25 Kensington Palace Gardens, London, W8 4QY

This Conditional Approval Certificate is given in accordance with

- Section 50 of The Building Act 1984
- The Building (Approved Inspector etc.) Regulations 2010
- The Building Regulations 2010

To: Mr. Peter Lunter
Building Designs Ltd
38 Terrace Road
London
E9 7ES

This Conditional Approval Certificate relates to the following works:


Alterations to the existing consulate building to include window/door replacement, internal alterations to office, M/E installations, drainage provisions and 4 residential rooms
25 Kensington Palace Gardens
London
W8 4QY

The Approved Inspector in relation to the work is:

Clarke Banks (Building Control) Limited
6 Bevis Marks
London
EC3A 7HL

Clarke Banks confirms that the works as described are **conditionally approved** in relation to the relevant requirements of The Building Regulations 2010 when read in conjunction with the attached design schedule.

Kind Regards



Carl Parkinson

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Date: 15 06 2018

cc. Ms. Miriam Balazova | Building Designs Ltd (email)

Enc.

- Design Schedule

DESIGN SCHEDULE

Project Ref – P4689 – 25 Kensington Palace Gardens, London, W8 4QY

This schedule should be read in conjunction with the Conditional Approval Certificate.

The following considerations should be included within the design of the project so compliance with the relevant requirements of The Building Regulations 2010 can be satisfied.

Design Intent – Standards

We note the existing use of the Consulate building (office use and associated facilities) which is subject to refurbishment and the part of change of use to the 3rd floor level for residential apartments for staff use. We have assessed the apartments as residential flat dwelling (assumed as long stay – serviced apartments) as opposed to other residential use (hotel).

1. Part A - Structure

- 1.1. Please detail structural alterations to the existing building fit and provide details as applicable (plans/calculations).

2. Part B - Fire Safety

- 2.1. Internal flat layouts (apartments 1 - 4) – 9m travel distance maximum noted to all to protected entrance halls, required to be 30 minutes fire resistance.
- 2.2. Common corridor travel distance to the rear protected stairs is over 7.5m, however to consider the flats have alternative escape routes to this stair and the main central stairs, allows for a travel distance of 30m to alternative exits. The dead - end corridor travel from apartments 3 and 4 should not exceed 7.5m to the point of choice in the corridor to alternative exits.
- 2.3. All common corridors to be protected to 30 minutes, corridor walls are 60 minutes separating flats and FD30s doors to flats.
- 2.4. A lobby should be provided from the office area to the main corridor at 3rd floor level to 30 minutes, the lobby does not require smoke ventilation, as the adjacent main corridor is provided with smoke ventilation.
- 2.5. We note each stair is to be protected (30 minutes), the rear stairs have lobby protection to all levels (mixed use serving the flats/offices) and discharges to a place of safety. To propose to enclose the main stairs at 3rd and 2nd floor levels to 30 minutes fire resistance, as existing at 1st to ground is unprotected to the main entrance stairs serving the offices. We note the primary escape route for the flats is the rear protected stairs, however this main stair does provide an alternative exit as required. We note this is reasonable provision.
- 2.6. A smoke ventilation system is required to the 3rd floor corridor serving the flats, detail the mechanical or natural ventilation system, could be AOVs over the corridor to provide 1.5m² ventilation opening operated from smoke detection within the corridor (other option is to consider a residential sprinkler protection to the flats, to allow for travel distances to a single stair and a natural ventilation system to the corridor as per BS9991.1).
- 2.7. The rear protected stairs require an AOV to the head of the stairs at 1m² operated from smoke detection within the stairs and other corridor levels including a fire brigade switch to the entrance level of the stairs to activate the AOV.

- 2.8. Noted the lobby protection to the rear stairs, advisable to smoke ventilate the corridor and the lobby to be non - ventilated as for a mixed-use building with 3 stories above the ground floor level.
- 2.9. A dry riser is required to the rear stairs to serve the flats, to comply with BS9990 and detail inlet position within 18m of the road for a pumped appliance to access, assuming the 45m hose reel distance from a parked pumped appliance at street level to the 3rd floor flats is exceeded.
- 2.10. Internal linings to walls and ceilings are required to achieve Class 1 surface spread of flame to apartments and Class 0 to common areas including offices.
- 2.11. A Grade D category LD3 fire alarm system in accordance with BS 5839 Part 6 2017 will be required to all apartments, however to detail the link of the fire alarm detection system serving the building (offices) BS5839.1, with the apartments and to consider all out evacuation on fire alarm, considering staff are located to the residential flats.
- 2.12. Emergency lighting is required to the corridor/stairs and other levels (offices), the system must comply with the standards given in BS 5266 Part 1 2016.
- 2.13. Fire escape signage should be provided to all common escape routes, so each is distinctively and conspicuously marked. Fire escape signage should be designed in accordance with BS 5499 Part 4 2013 and BS ISO 3864 Part 1 2011. The signage should be provided to all common parts of the building leading to the final position.
- 2.14. All flat entrance doors and doors to the stairs/lobbies required to be FD30S with self-closing devices installed.
- 2.15. The entrance doors to the escape stairs and final exit including the main entrance doors at ground floor reception area, should be readily openable internally from common parts without the use of a key. This would include office doors.
- 2.16. The fire resistance of the building is to be a minimum of 60 minutes (as existing). In addition, the following individual elements should be provided with fire resistance:
 - a) Elements of structure - 60 minutes (floors/external walls/columns/beams)
 - b) Apartments - 60 minutes walls and floors incorporating FD30S doors
 - c) Staircase - 30 minutes including corridor and lobbies (incorporating FD30S doors)
 - d) Compartment walls to flats at roof level to be taken up to the underside of the roof covering and appropriately fire stopped.
 - e) All apartment units are to be 60 minutes compartments
 - f) Fire compartment separation of the flats and offices to 60 mins – walls/floor
 - g) Riser shafts – 30 minutes including FD30S doors.
- 2.17. We note no compliance issues in relation to external fire spread and from the use change to flats at 3rd floor level considering external boundary distances.
- 2.18. Fire service access is as existing to the building entrance points and office areas, no changes, in regard to the flats at 3rd floor level as detailed above, a dry riser to the rear stairs is required where the 45m hose reel distance is exceeded to flats, including inlet position to be within 18m from a parked pumped appliance.
- 2.19. Travel distances from the offices to the ground to 2nd floor levels are maintained as existing, we note the provision of alternative exits, including improved fire separation to the stairs at 2nd floor level. Travel distances are within 18m/45m to alternative exits.
- 2.20. Occupancy numbers are assumed to be maintained to the office levels, discounting an exit in turn, although the rear protected stairs are lobby protected throughout (improved fire safety provision), we would consider 110 persons max for 850mm exits.

- 2.21. It would be advisable to fire protect corridors to the lower levels serving offices, the 2nd floor level or suitably smoke sealed/protected to all offices from the corridors.
- 2.22. We note no internal changes/alterations as such to the 1st, ground and basement levels for means of escape, retained as existing. We note the basement levels are served by alternative exits.
- 2.23. A fire alarm system is required to the offices/remainder of the building to BS5839 Part 1 2017, as per comments above to be linked to the residential flats and to detail all out evacuation policy.
- 2.24. The lift doors/shaft should be fire rated to 30 minutes as a shared use and to prevent the spread of fire from a lower floor to the 3rd floor level.

3. Part C – Site preparation and resistance to contaminants and moisture

- 3.1. Please provide details of weather proofing to external wall build ups and junctions to windows to the flats.

4. Part D – Toxic Substances

Not applicable

5. Part E - Resistance to the passage of sound

- 5.1. Please provide a report/details for assessment providing information on airborne sound resistance of walls and impact and airborne sound resistance of floors to residential flats, measures to limit flanking transmission and measures for avoiding reverberation to common area. The below values should be achieved as a minimum:

DWELLINGS AND FLATS - PERFORMANCE STANDARDS FOR SEPARATING WALLS, SEPARATING FLOORS, AND STAIRS THAT HAVE A SEPARATING FUNCTION		
	Airborne Sound, Insulation Sound, Insulation DNR, W + CTR DB (Minimum Values)	Impact Sound Insulation L'NR, W DB (Maximum Values)

DWELLINGS AND FLATS FORMED BY MATERIAL CHANGE OF USE		
Walls	43	-
Floors and Stairs	43	43

- 5.2. Please be aware that pre-completion sound tests are required for this project and a report submitted upon completion by an accredited person preferably UKAS or a European equivalent.

6. Part F - Ventilation

- 6.1. Detail the ventilation strategy for the flats including background/purge ventilation to all habitable rooms. We note mechanical extract fans are being provided to the kitchens, bathrooms and en-suites. Please confirm that the following extraction rates are achieved:
 - a) Kitchens require 30 l/s where adjacent to the hob; or 60 l/s if located elsewhere
 - b) Bathrooms/en-suites require 15 l/s with overrun facilities where no rapid ventilation is present
- 6.2. We assume new mechanical ventilation (supply/extract) to the offices and WC/sanitary facilities/basement levels, detail layouts and air change rates.

7. Part G - Sanitation, hot water safety and water efficiency

7.1 There must be suitable installation for the provision of wholesome water or softened wholesome water:

- a) To any place where drinking water is drawn off
- b) To rooms containing a sanitary convenience
- c) To any washbasin, bidet, fixed bath or shower
- d) To any sink provided in an area where food is prepared

7.2 There must be a suitable installation for the provision of heated wholesome water or heated softened wholesome water:

- a) To any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience
- b) To any washbasin, bidet, fixed bath and shower in a bathroom; and
- c) To any sink provided in any area where food is prepared

7.3 The potential consumption of wholesome water by persons occupying a new/change of use apartment or dwelling must not exceed:

- a) 125 litres per person per day; or
- b) The optional requirement of 110 litres per person per day, where applicable (water use calculations required for the flats)

7.4 A hot water system that has a hot water storage vessel shall incorporate precautions to

- a) Prevent the temperature of the water stored in the vessel at any time exceeding 100°C; and
- b) Ensure that any discharge from safety devices is safely conveyed to where it is visible, but will not cause a danger to persons in or about the building

7.5 The hot water supply to any fixed bath must be so designed and installed as to incorporate measures to ensure that the temperature of the water, that can be delivered to that bath, does not exceed 48 °C.

7.6 Detail the WC/occupancy ratio as provided to the office floor levels is as per BS6465, staff ratio 1 WC per 5 persons.

8. Part H - Drainage and waste disposal

8.1 Please provide details of below ground foul and storm drainage layouts including above ground layouts – soil vent pipe and connections for the flats and WC/sanitary facilities below.

8.2 Please provide details of refuse storage to the apartments.

9. Part J - Combustion appliances and fuel storage systems

9.1. The new heating system to flats should be installed in accordance with The Domestic Building Services Compliance Guide 2018.

10. Part K - Protection from falling, collision and impact

10.1. The common stair should have a rise between 150mm - 170mm and a going between 250mm – 400mm. The relationship between the rise and going (twice the rise plus the going) should be between 550mm and 700mm (however we note the existing lift to be retained/used, which allows for some variation of this as an existing stairs).

10.2. Handrails should be provided to both sides of the common stairs and should be positioned at a height of 1000mm above finished floor level. The profile of the handrail should be in accordance with Approved Document K, Paragraph 1.36 and Diagram 1.13.

10.3. 55mm contrasting nosing is required to the rise and the tread of each step within the common parts.

This will also apply to the external escape stair.

- 10.4. Where windows have an opening height below 800mm from finished floor level, guarding should be provided designed to resist, as a minimum, the loads given in BS 6180 (flats).
- 10.5. Where glazing is provided in a critical location, safety glazing should be provided in accordance with BS EN 12600 or BS 6206.

11. Part L - Conservation of fuel and power

- 11.1. Part L1b applies to the flats, therefore the elemental approach for achieving U-value compliance to external walls, glazing and the roof. Detail wall build ups (retained) to achieve 0.30 W/m²K, main roof details and glazing (as replaced – U-value details).
- 11.2. Fixed building services provided should follow the guidance set out in The Domestic and Non-Domestic Building Services Compliance Guide 2013/2018 for heating, lighting and HVAC systems.
- 11.3. An Energy Performance Certificate will be required for every apartment upon completion.
- 11.4. Replacement windows to the building to comply with Part L2b for the commercial areas and Part L1b for the residential use, detail specification and U-values achieved.
- 11.5. Detail if external elements to the commercial areas are to be renovated or stripped back, where so, and subject to percentage of that element (wall), improved U-value required.
- 11.6. Note, detail the floor area of the existing building, where over 1000m² and the provision of a new/replaced fixed building service or increase in capacity of the existing services (heating/cooling/ventilation), consequential improvements may apply as per Part L2b, to the commercial areas. We note replacement windows throughout the building would achieve compliance and to review other external elements (roof/walls).

12. Part M – Access to and use of buildings

- 12.1. We understand there is no planning consent conditions for optional requirements of Part M, hence all apartments are to be designed to Part M4 (1) Visitable dwellings (material change of use).
- 12.2. Details are required in terms of approach from the site boundary to the principal entrance door, details stepped approach, communal entrance door a minimum of 775mm. We note retained lift access provided, detail lift cart size/internal handrail and common stairs to comply as detailed to Part K above for ambulant disabled use.
- 12.3. To apartment entrance doors and within (as a lift is provided to upper levels), minimum door width is 775mm and we note clear circulation to corridors and access to a WC. Switches and sockets are required to be between 450mm - 1200mm from floor level.
- 12.4. Please detail extent of wheelchair access to the flats, considering the works are a change of use and the retained lift to be used. We note level access could be provided via the lift and access to flat entrance doors from corridors, however assumed external stepped access to the building entrance points as existing.
- 12.5. In regard to the office areas, assumed existing provisions maintained, noting lift access to upper floors and provisions for sanitary facilities. Is there a wheelchair accessible WC to the building or ground floor level. We note office circulation areas/corridors and access is maintained as existing.
- 12.6. Contrast colours to floors/walls is required where changing decoration and we note the main stair access/lift.

13. Part P – Electrical Safety – Residential flats

- 13.1 The electrical works to the apartments should be designed, installed and tested by a competent person registered with one of the Part P self-certification schemes.
- 13.2 A Part P certificate for all apartments is to be provided upon completion of works.

14. Part Q – Security

- 14.1 Deemed not applicable to the residential flats considering the location at 3rd floor level and within a high security building (consulate) to common areas.

15. Part R – Physical infrastructure for high-speed electronic communications networks

- 15.1. Building work must be carried out to ensure that dwellings/buildings are to be equipped with a high-speed-ready in-building physical infrastructure, up to a network termination point for high speed electronic communications which in the future are capable of providing broadband speeds greater than 30 Mbps (major renovation works to a building) (applicable to major renovation works of a building and change of use).

16. Information required – Ensuring Compliance

- 16.1. The landlord will need to have an updated Fire Risk Assessment in accordance with The Regulatory Reform (Fire Safety) Order 2005.
- 16.2. Please provide structural details and plans.
- 16.3. Detail updated fire strategy plans (note comments above to Part B).
- 16.4. Please provide fire alarm layouts/emergency lighting.
- 16.5. Please provide smoke ventilation details/layouts to the 3rd floor corridor and stair AOV details.
- 16.6. Dry riser details required where 45m hose reel distance exceeded.
- 16.7. Thermal details/upgrades to the residential flats – floors/roof/windows.
- 16.8. Glazing specification – replacement windows/U-values.
- 16.9. Please provide ventilation layouts/details.
- 16.10. Please detail drainage layouts.
- 16.11. Please provide WC ratio per staff review as per comments above.
- 16.12. The flats will require an EPC on completion of the works.
- 16.13. Water efficiency calculations required per flat.
- 16.14. Acoustic detail/report/pre-completion testing required to the flats.
- 16.15. Please provide access strategy or amended plans as per Part M comments (disabled access/facilities).
- 16.16. Please provide stair case layouts/balustrades.
- 16.17. Consequential improvements – see comments above – Part L2b.
- 16.18. Electrical safety certificates per flat.
- 16.19. Broadband infrastructure details.

17. Helpsheets - Useful Information

We have attached some useful help sheets to aid the project team plan site inspections and end of project commissioning.

- 17.1. Inspection Notification Framework - Commercial Fit Out
- 17.2. Inspection Notification Framework – Change of Use

17.3. Commissioning Helpsheet 3 - Commercial Fit Out
17.4. Commissioning Helpsheet 8 – Change of Use