

12 Portsdown hill road. 2 new dwellings with associated parking.

As these are new build dwellings, the full range of building regulations will apply to these developments, below are a few comments based on the designs submitted. A full set of designs and plans along with the construction notes and specification should be submitted along with a pre-built SAP calculation, water usage calculations (flow rate calcs).

Requirement A (Structure)

- It is noticed there are a large number of trees surrounding the site, consideration should be given to the ground type as if it is a clay substrate the presence of trees in clay ground will affect the foundation depth should they be of conventional strip. (A1/2)

Requirement B (Fire safety)

- It is noticed the distance between the buildings is 2900mm, making a notional boundary at 1450mm, therefore, the principal designer should consider unprotected areas and fire resisting construction to these facades. (B4)
- Plot 2 appears to be within 1m of the boundary to No 12, the principal designer should consider fire resisting construction and unprotected areas to this façade. (B4)
- Consideration should be given to the fire brigade; the site should be within 100m of a hydrant and the access road should satisfy the minimum widths specified in table 13.1 of approved document B volume 1. (B5)

Requirement C (Site preparation, resistance to contaminants and moisture)

- From a desk top search, it appears the site is located within a Radon affected area, a site-specific radon search should be conducted to determine the level of radon present and if any preventative measures are required. (C2)

Requirement O (Overheating)

- It is noticed a large amount of glazing is proposed to the dwellings, consideration should be given to, cross ventilation of the dwelling, orientation of the most glazed areas and the % of glass to floor areas, overheating and what method will be used to show compliance with requirement O (Dynamic or simplified)

Requirement R (Infrastructure for electronic communication)

- Each associated dwelling should have a connection strategy for gigabit ready connection. (RA1)

Requirement S (Infrastructure for charging electric vehicles)

- As there are associated parking bays with the dwelling, there should be one vehicle charger per dwelling. (S1)