

50 Mount Pleasant Planning/Heritage Statement Addendum

3.50.MNT - 50 Mount Pleasant - Planning/Heritage Statement Addendum

*

Application Address: 50 Mount Pleasant, Reading, Berkshire, RG1 2TF

Application Description: Demolition of C20th rear wing, conversion of offices to 4 No. Flats (1 x 2Bed, 3 x 1Bed and remodelling of 1 x 1B annexe unit in rear, with bike storage, amenity space and bins/recycling facilities.

*

Pont + Wils Architects have been appointed by the owner during the planning process to amend the scheme from the originally submitted proposal. Request for additional information and specification of certain elements (generally relating to electrics, heating, plumbing, extraaction etc) of the proposed built fabric in relation to the Grade II Listed Building have been made, the following is said information/specification:

PIPES PASSING THROUGH SEPARATING WALLS

Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion. New electrics/wiring:

- New electrics/wiring to run behind plaster baording to second floor only.
- New electrics/wiring chased into new studwork walls with visible faceplates.
- Electric (or convection) Hob & Oven.
- New electric channeling to not damage existing plaster ceilings or walls. Where required new wiring will run through replacement (to match existing) skirting boards with faceplates to be installed to the face of the skirting boards.

ELECTRIC SPACE HEATING SYSTEMS

Each room to be provided with thermostatic room controls capable of being used to separately to adapt the heating output in each room served by the heating appliance.

Electrical heating system to be installed and commissioned by a member of one of the approved Competent Person Schemes. A copy of the commissioning certificate to be given to building control and the owner on completion of the works.

Any electric storage heaters to be provided with automatic control of input charge. The rate of heat release from the appliance to be adjustable, using an adjustable damper or other thermostatically controlled

method.

Any electric panel heaters to be provided with time and temperature control to allow separate control for either of the following:

Each room, or

Each appliance, where this meets the guidance for thermostatic room controls in Approved Document L para 5.20

Any electric warm air system to be provided with:

A programmable room thermostat or a time switch and room thermostat, and

Separately controllable heating zones that meet the guidance for thermostatic room control in Approved Document L para 5.20 to 5.22.

On-Demand (Instant) Electric Water Heater: Stiebel Eltron DHC-E12 or similar approved.

Radiators: Electric Traditional Column Radiator (Space Heater)

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

External Vent Grilles: Black cast Iron Traditional Air Vent Grilles for Extractor Fans.

Pitched Roof Ventilators: Terracotta in-line extractor fan roof ventilator.

Flat Roof Ventilators: Black flat roof extractor fan vent terminal. Maximum Diameter: 150mm.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

External Vent Grilles: Black cast Iron Traditional Air Vent Grilles for Extractor Fans.

Pitched Roof Ventilators: Terracotta in-line extractor fan roof ventilator.

Flat Roof Ventilators: Black flat roof extractor fan vent terminal. Maximum Diameter: 150mm.

EXTRACT TO WC

WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Extract to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

External Vent Grilles: Black cast Iron Traditional Air Vent Grilles for Extractor Fans.

Pitched Roof Ventilators: Terracotta in-line extractor fan roof ventilator.

Flat Roof Ventilators: Black flat roof extractor fan vent terminal. Maximum Diameter: 150mm.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

External Vent Grilles: Black cast Iron Traditional Air Vent Grilles for Extractor Fans.

Pitched Roof Ventilators: Terracotta in-line extractor fan roof ventilator.

Flat Roof Ventilators: Black flat roof extractor fan vent terminal. Maximum Diameter: 150mm.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.

Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.

External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm upvc half round gutters taken to and connected into 68mm dia upvc downpipes.

FOUL DRAINAGE

All existing foul water drainage to be tested for leakage, exposed for inspection (as required by Building Control) and repaired or replaced where necessary.

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Where pipework passes through separating walls, pipes to be adequately fire stopped using proprietary intumescent fire stopping solutions, e.g. thermal pipe sleeves, intumescent expansion joint seals or intumescent pipe closers, installed in accordance with manufacturer's details.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.

W/c - 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

WATER EFFICIENCY

The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;

WC 5/3 (dual flush)

Taps (excluding kitchen taps) 4

Baths 180

Shower 8

Kitchen sink taps 6

Washing machine 8.17 (not supplied)

Dishwasher 1.25 (not supplied)

Water recycling 0 (not supplied)

Predicted per capita consumption (Code) 103.28

COLD WATER SUPPLY

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place where drinking water is drawn off and to any sink provided in areas where food is prepared.

Supply of cold water to comply with section 67 of the Water Industry Act 1991 and the Water Supply (Water Quality) Regulations 2016.

HOT WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with wholesome hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 12897. Hot water vessels, cisterns etc and must be adequately supported.

Any hot water storage system, including any cistern or other vessel, shall incorporate precautions to ensure suitable pressure relief, and ensure any discharge from safety devices is safely conveyed to where it is visible, but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.

Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

Electric Immersion Heater: Heatrae Sadia Megaflo Eco Slimline or similar approved.

SYSTEM CONTROLS AND ZONING

Domestic hot water circuits to have:

- Time control that is independent of space heating circuits.
- Electronic temperature control.

Each room or agreed zone should be provided with thermostatic room controls.

Dwellings with a floor area of 150m² or greater to have a minimum of two independently controlled heating circuits.

EXTERNAL SURFACE WATER DRAINAGE

Drainage of newly paved areas to be carried out in accordance with BS EN 12056-3 and Approved Document H.

Any new hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS EN 1338:2003 to allow for adequate drainage, or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building for a minimum of 500mm to a suitable soakaway.

Any new paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1 (+A1:2023).

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.

WC - 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE

WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380. Air admittance valve to be placed at a height so that the outlet is above the spill over level of the highest fitting.

Document Written and Prepared by:

Oscar Wilson

Director, Pont + Wils Architects Ltd

Ba(Hons) MArch PgDip ARB RIBA

m. 07833287819

e. oscar@pontwils.co.uk

ig. @pontwilsarchitects