

Building Regulation Plan Appraisal

Project Ref: OPP-188266-Building Control

Date: 04/10/2025

Client: Studio RHL

Project: Conversion from office to 2 x self contained flats on the first floor to an existing building

Address: 53-54 Swanley Centre, Swanley, Kent, BR8 7TQ

Surveyor: Baldeep Birdi

Email: baldeep.birdi@stromabc.com

THE BUILDING REGULATIONS 2010

PRO-178259-BR8 7TQ - 53-54 Swanley Centre

Conversion from office to 2 x self-contained flats on the first floor to an existing building

- External staircase should be 1.2m wide
- Fire strategy drawing required as need to consult the fire authority, this should include compartmentation with fire rating, fire doors, emergency lighting, alarm and detection, windows suitable for means of escape, travel distances, nearest hydrant, location of fire brigade tender, etc.
- An existing layout should be provided showing any openings within 1.8m of external staircase
- Clarification of fire rating of current floor note 1 hour required
- Sound test required
- EPC required
- Water consumption calculations required
- If car parking provided EV charger required
- Details of ventilation system as no trickle vents provided
- A detailed specification is required to cover the proposed works
- Details of heating

Drawing references (where applicable)

050-Proposed plans-Rev A.pdf

Certificates

Certificate Name	Date Received	Certificate Status
As built SAP calculations		Outstanding
Design SAP calculations		Outstanding
Dutyholder Compliance Declarations		Outstanding
Electrical installation certificate		Outstanding
Emergency lighting commissioning certificate		Outstanding
Energy performance certificate (EPC)		Outstanding
Fire alarm commissioning certificate		Outstanding
Fire door/frame certification		Outstanding
MVHR ventilation commissioning certificate		Outstanding
Part Q - PAS 24 certification		Outstanding
Regulation 38 - Fire Safety Information Verification		Outstanding
Sound test/Robust details certificate		Outstanding
Water efficiency calculation		Outstanding