

BR PD Design Review

Client:

Fremington Parish Council

Reviewer:

Tom Thiele

Address:

Tews Lane, Roundswell

Scheme:

Extension to Changing Facilities at Tews Lane

Stage 3a - Design Development			Reviewed Prior to Design Freeze and Planning Submission	
Design Considerations	Reviewed	Status	Comments	Date Reviewed
Part A - Structure				
Suitable structure for conversion	Yes	Not Applicable	Existing building and structure will not be altered.	14.11.24
Suitable structural solution or Client aware of Engineer need	Yes	OK	Traditional blockwork wall. Structural Engineer to specify wall ties, etc and co-ordinate with foundation design	09.06.25
Suitable ground conditions for foundations	Yes	Action Needed	To be investigated on site- existing building located here so assumed adequate- note in a flood zone.	14.11.24
Roof Thickness (or design solution)	Yes	OK	Traditional truss roof. Specialist design to be completed by Suitably Qualified Person.	09.06.25
Part B - Fire Safety				
Correct window heights for escape strategy	Yes	OK	Windows will not be used as a means of escape due to the building being for public use.	14.11.24
Protected fire escape internal and external	Yes	OK	60 minute fire separation between main route out and store with higher fire loading.	09.06.25
External Spread of Fire - openings, cladding etc.	Yes	OK	Rendered Masonry.	14.11.24
Boundary distances for unprotected areas	Yes	OK		14.11.24
Fire service Vehicle Access or Dry riser solution	Yes	OK	Adequate access and vehicle reach.	14.11.24
Part C - Site Preparation and Resistance to Contaminates				
Have you checked the radon map? Do you need to up-spec the DPM etc?	Yes	OK	3-5% Area - basic radon protection required	09.06.25
Suitable ground conditions - contamination etc.	Yes	OK	To be checked on site.	14.11.24
If you have a non-standard wall construction i.e. cob, have you allowed for a wall build-up with appropriate VCL and thickness?	Yes	OK	Traditional.	14.11.24
Part F - Cooling and Ventilation				
Overall ventilation strategy for building	Yes	OK	Trickle vents, natural ventilation.	14.11.24
Have you shown extractor fans where needed? Are duct routes considered and possible? Existing buildings only.	Yes	Not Applicable		14.11.24
Is cross ventilation possible? If not - what is the natural vent solution?	Yes	OK	Cross ventilation not possible as spaces will be used as stores and single sided ventilation is deemed adequate.	14.11.24
Part H - Drainage and Waste Disposal				
Internal and external drainage runs	Yes	OK	To be reviewed on site and discussed with specialist.	09.06.25
Attenuation Design	Yes	OK	Refer to Civil Engineer drawings produced by SW Structures Ltd.	09.06.25
Part J - Combustion Appliances and Fuel Storage Systems				
Wood burner / chimneys correct height	Yes	Not Applicable		14.11.24
Part K - Protection from Falling, Collision and Impact				
Staircase design	Yes	Not Applicable		14.11.24
Floor Heights	Yes	OK	DDA compliant ramp.	14.11.24
Cill Heights for protection of falling / collision	Yes	OK		14.11.24
Strategy for avoiding collision of open windows externally	Yes	Action Needed	Front window and door needs to be reviewed or restricted.	14.11.24
Part L - Conservation of Fuel and Power				
U-Values - do you need to thermally upgrade any existing elements? Lining walls on conversions?	Yes	OK		14.11.24
Have you allowed space for a boiler and associated flue, HWC, ASHP, Manifold (UFH)?	Yes	OK	Unheated space.	14.11.24

Have you shown PVs on the planning drawings? Have you located the inverter and battery so that it can be externally vented?	Yes	OK		14.11.24
Do you have excessive glazing? Does this trigger the need for upgrade to other elements?	Yes	OK		14.11.24
Have you done a design stage SAP calculation (new build only)	Yes	OK		14.11.24
Part M - Accessibility and DDA				
Correct doors sizes	Yes	OK		14.11.24
Correct corridor widths	Yes	OK		14.11.24
Accessible WC on ground with correct door	Yes	Not Applicable		14.11.24
Site levels and falls for ramps - safe egress	Yes	Action Needed	Ramp needs updating.	14.11.24
Part O - Overheating				
Overheating Strategy	Yes	Not Applicable		14.11.24
Part Q - Security				
Security Strategy	Yes	OK		14.11.24
Part R - Infrastructure for Electronic Communications				
Local internet connection	Yes	Not Applicable		14.11.24
Part S - Infrastructure for Charging Electric Vehicles				
Electric vehicle charging provision	Yes	Not Applicable		14.11.24
CDM				
Has the architectural risk assessment been done and client	Yes	Action Needed		14.11.24
Have you requested CDM risk assessments from other designers?	Yes	Not Applicable		14.11.24
Other Considerations				
	Yes	OK		14.11.24

BR PD Design Review

Client:	Fremington Parish Council	Reviewer:	Tom Thiele
Address:	Tews Lane, Roundswell		
Scheme:	Extension to Changing Facilities at Tews Lane		

Stage 4 - Technical Design				Reviewed Prior to Building Regs Submission
Design Considerations	Reviewed	Status	Comments	Date Reviewed
Planning Constraints				
Have you reviewed the decision notice?	Yes	OK		14.11.24
Are there any conditions that may impact the technical design or construction?	Yes	Action Needed	Need a condtion approval submission for- Condition 8 Habitat Management & Monitoring Plan prior to commencement. Biodiversity gain- site management of turf etc as ecologist recommendations. Ecology- bat/ bird boxes shown on drawing.	09.06.25
Part A - Structure				
Suitable structure for conversion	Yes	Not Applicable		14.11.24
Suitable structural solution or Client aware of Engineer need	Yes	OK		14.11.24
Suitable ground conditions for foundations	Yes	OK	To be confirmed on site.	14.11.24
Roof Thickness (or design solution)	Yes	OK		14.11.24
Part B - Fire Safety				
Correct window heights for escape strategy	Yes	OK		14.11.24
Protected fire escape internal and external	Yes	OK		14.11.24
External Spread of Fire - openings, cladding etc.	Yes	OK		14.11.24
Boundary distances for unprotected areas	Yes	OK		14.11.24
Fire service Vehicle Access or Dry riser solution	Yes	OK		14.11.24
Part C - Site Preparation and Resistance to Contaminates				
Suitable ground conditions - contamination etc.	Yes	OK	To be confirmed on site but assumed okay.	14.11.24
If you have a non-standard wall construction i.e. cob, have you specified the build-up and done a condensation risk analysis etc?	Yes	OK		14.11.24
Part F - Cooling and Ventilation				
Overall ventilation strategy for building	Yes	OK		14.11.24
Room extract ventilation and routes possible	Yes	OK		14.11.24
Part H - Drainage and Waste Disposal				
Internal and external drainage runs	Yes	Action Needed	No existing runs can be identified. To be reviewed on site and designed where required.	14.11.24
Part J - Combustion Appliances and Fuel Storage Systems				
Wood burner / chimneys correct height	Yes	OK		14.11.24
Part K - Protection from Falling, Collision and Impact				
Staircase design	Yes	OK		14.11.24
Floor Heights	Yes	OK		14.11.24
Cill Heights for protection of falling / collision	Yes	OK		14.11.24
Strategy for avoiding collision of open windows externally	Yes	OK	Wall introduced	14.11.24
Part L - Conservation of Fuel and Power				
U-Values - do you need to thermally upgrade any existing elements? Lining walls on conversions?	Yes	OK		14.11.24
Have you allowed space for a boiler and associated flue, HWC, ASHP, Manifold (UFH)?	Yes	Not Applicable	Unheated.	14.11.24

Have you shown PVs on the planning drawings? Have you located the inverter and battery so that it can be externally vented?	Yes	OK		14.11.24
Do you have excessive glazing? Does this trigger the need for upgrade to other elements?	Yes	OK		14.11.24
Have you done a design stage SAP calculation (new build only)	Yes	Not Applicable		14.11.24
Are fees agreed to do Part L Photographic Record?	Yes	Not Applicable		14.11.24
Part M - Accessibility and DDA				
Correct doors sizes	Yes	OK		14.11.24
Correct corridor widths	Yes	OK		14.11.24
Accessible WC on ground with correct door	Yes	OK		14.11.24
Site levels and falls for ramps - safe egress	Yes	OK	Ramp updated	14.11.24
Part O - Overheating				
Overheating Strategy	Yes	OK		14.11.24
Part Q - Security				
Security Strategy	Yes	OK		14.11.24
Part R - Infrastructure for Electronic Communications				
Local internet connection	Yes	Not Applicable		14.11.24
Part S - Infrastructure for Charging Electric Vehicles				
Electric vehicle charging provision	Yes	Not Applicable		14.11.24
CDM				
Has the architectural risk assessment been updated?	Yes	OK		14.11.24
Have you requested updated CDM risk assessments from other designers?	Yes	Not Applicable		14.11.24
Other Considerations				
	Yes	OK		14.11.24