



Northumberland
County Council

Lee Hall
Farne Diving Services
St Ebbas House
13 The Haven
Beadnell
NE67 5AW

Your Ref:
Our Ref: 21/02826/FP
Enquiries to: Mr Alan Rowley
Direct Line: 01670 623826
E-mail: alan.rowley@northumberland.gov.uk
Date: 20th December 2021

Dear Sir/Madam,

AMENDMENTS TO SUBMISSION UNDER BUILDING REGULATIONS 2010

Application number: **21/02826/FP**

Proposed: **Create a coffee shop for our accommodation business on site. No change in building footprint. New roofs, doors and windows, electrics, plumbing and total refurb (resubmission of 20/01990/BN)**

At: **Gardners Cottage, Beadnell House, The Haven**

For: **Lee Hall**

Your application has been examined to ensure Building Regulations and other relevant legislation has been complied with.

However the following items require your immediate attention before approval can be considered. In order that the application is considered within the prescribed period, can you please return the outstanding information by 3rd January 2022

1. Please provide full construction notes to detail the conversion in relation to heating, insulation, structure, ventilation glazing specification, finishing off of walls and ceilings (plastered) and stair details and location to access the first floor.
2. Subject to the Fire Officers report
3. Subject to the sizing and condition of the existing floor joists and providing full details of the stair trimming out. Please provide full details of the timber sizes so that they can be checked against the TRADA tables.
4. Subject to the condition of the existing roof structure
5. Full details are required for the proposed lintels, if steel beams are used, they need to be calculated by an engineer before works start on site.
6. Full details are required to the proposed fire detection system
7. As the main sitting area on the ground floor is an inner room to the serving area, the serving area is classed as an area of high risk. The bifold doors need to have the leading



Philip Soderquest, Head of Housing & Public Protection

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door as an escape door that is easily opened without the aid of a key and detailed as the emergency exit with emergency lighting above both internal and external.

8. The stair width can be no less than 1m this is measured between the minimum obstructions such as between handrails.
9. Full details are required to the door ironmongery as it needs to be designed in such away that anyone making their escape from the building can do so without the aid of a key.
10. Full details are required to the emergency lighting both internal and external
11. Full details are required to the emergency exit signage, please provide full details on the proposed plans
12. The location of the property needs to be detailed on a location plan with the access road to the property so that we can check the width of the road complies to allow access to the emergency services.
13. New internal partitions installed must be insulated to reduce sound transfer between rooms
14. Mechanical ventilation is required in all the WCs and in the kitchen area.
15. Full details are required for the proposed hot water system.
16. The staff WC is detailed on the plans but require the layout and location of the customer WCs on the proposed plans.
17. Full details are required for the existing drainage and where the new drainage connects to the existing, including SVPs and chambers. Please detail on the proposed plans.
18. Full details are required for the new stairs in relation to the pitch, rise and going.
19. 2m headroom is required above the pitch line of the proposed stairs.
20. Full details are required for the guarding and protection from falling around the stairs and stairwell. The existing external stairs will need to be upgraded to meet the same standards.
21. Any large low-level glazing on the first floor required to be guarded or laminated to prevent falling
22. Safety glass is required in all critical locations
23. Manifestation is required on large pains of glazing please provide full details.
24. If the external doors open outward or extend past the external wall guarding or barriers need to be installed to prevent customers walking into the edge of the door or into the door as it is being opened.
25. Any opening windows on the ground floor need to be restricted if they open onto an area where people could be walking past to prevent impact and injury.

26. As the proposed heating is an electrical boiler a SBEM calculation is required to the buildings proposed carbon usage.

27. 25mm PIR edge insulation is required to the perimeter of the new concrete floors

28. A building logbook is required at re completion stage to detail all the commissioning certificates and instructions on how to use all items in the building and maintain fire safety.

If you are concerned about any aspect of this letter please contact me on the above contact details.

Yours faithfully,

Mr Alan Rowley
Senior Building Control Surveyor