

PP 22

Planning Conditions: Discharge submission

Planning Permission: 14387/APP2020/4128
& Associated
Listed Building Consent: 14387/APP2020/4126

For Barn type extension at:

The Six Bells
Duck Hill Road
Ruislip
HA4 7TP

Condition 22: Safe Evacuation for Limited Access Persons

4th January 2022

VERNON SMITH
& associates

Croot's Barn
103 High Street
Riseley
Bedfordshire
MK44 1DF

Office: 01234 708630
Mobile: 07411 106830

1.0 PRECEPT

1.1 Background

Summary

- 1.1.1 This report is submitted in support of materials to discharge the conditions attached to the grant of planning permission and an associated listed building consent. This report provides the fundamental background detail required by the wording of **CONDITION 22** of the planning permission; however the safe and dignified evacuation of persons from the first floor of the proposed development will be approved by other specialist authorities. The principles and design will be further refined to satisfy the building regulations requirements of **DOC M** and **Part B** and British Standard **BS8300-2:2018**. This report is not submitted as a building management plan or specification or design for a fire safety system. It is solely intended to provide general details for planning condition discharge purposes.

2.0 EVACUATION

2.1 Specification

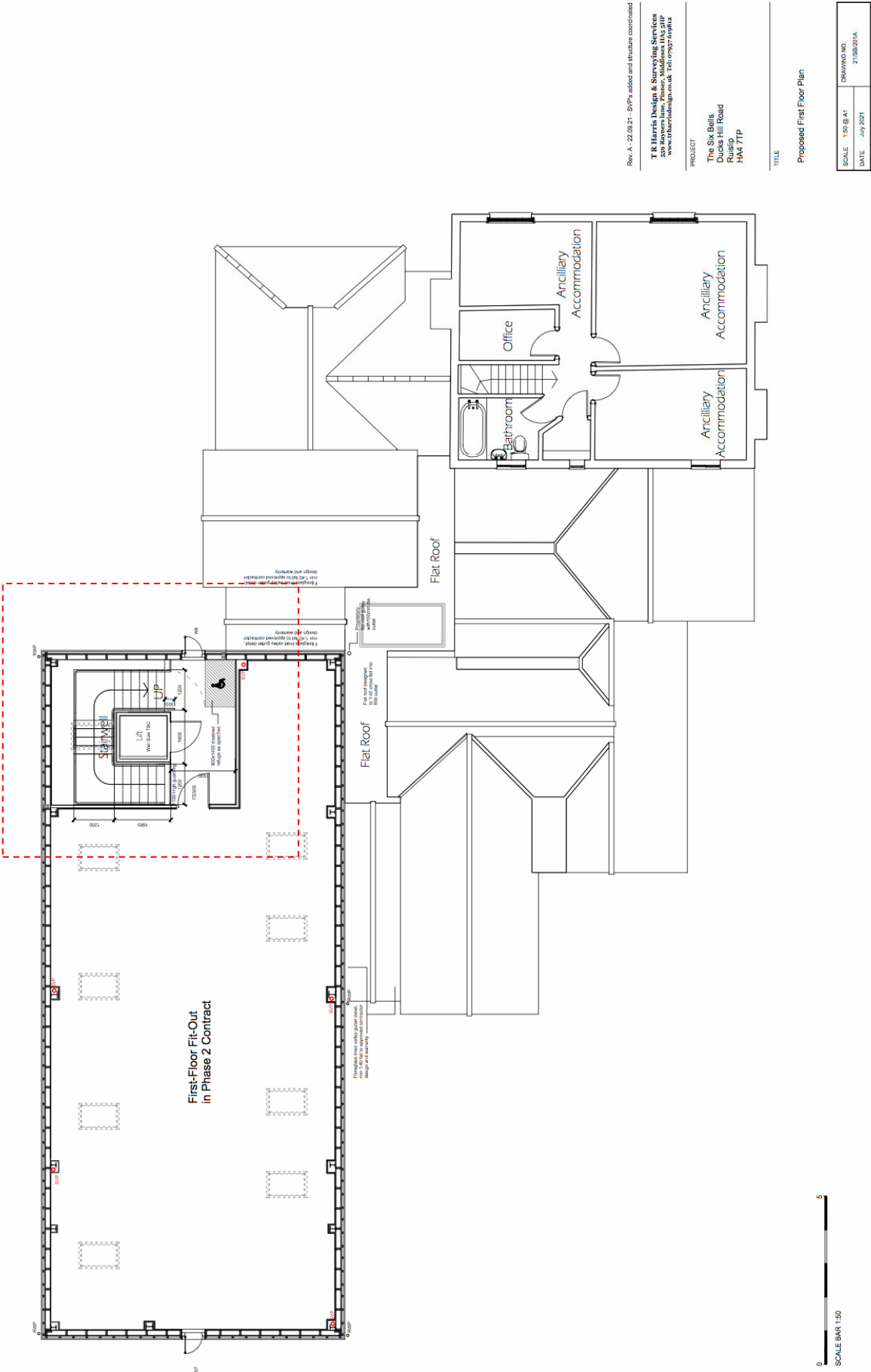
- 2.1.1 The British Standard 8300 compliant accessible room is directly at the top of the stairs on the first floor immediately adjacent to the safe refuge. The general provision for fire alarm and smoke management will comply with Parts B of the building and fire regulations providing warning of Fire outbreak through audible and visual alarm within rooms and circulation spaces. The Building regulation submission Specification **note 31** on drawing **21/SB/SPEC.01** (see extract below) and the refuge is also illustrated on **21/SB/201A**.

DISABLED REFUGE

31. Disabled refuge as indicated with clear signage, to be provided with an emergency voice communication (EVC) system complying with BS 5839-9. It should consist of Type B outstations communicating with a master station located next to the fire detection and alarm panel and also connected using wireless technology to enable remote communication to a designated control centre, to be part of the buildings management strategy.

- 2.1.2 The drawing **21/SB/201A** is provided on page 3 together with the specifications sheet, page 4 associated with the drawings. Once the building is complete. A building management plan will include recommendations from fire risk assessment, carried out by a suitably qualified and experienced person to enable the confirmation of a safe and dignified evacuation of which a "Personal Emergency Egress Plan" (PEEP) This will be based on the principles of the latest edition of the guidance document published by the Department of Health Social Services and Public Safety "Fire Safety Law The Evacuation of Disabled People from Buildings". Guidance is also provided in HM government publications "fire safety risk assessment: Means of Escape for Disabled People". The PEEP will be prepared and submitted for approval by the

appropriate agency by a suitable qualified and experienced person to comply with the latest advice and regulation.



VERNONSMITH & ASSOCIATES	OUTLINE SPECIFICATION NOTES FOR BUILDING REGULATIONS COMPLIANCE	
	SCALE	DRAWING NO. 215B8PEC.01
DATE		JULY 2021

GENERAL	
1. All dimensions are to be checked on site. Any discrepancies should be confirmed through the architect.	
2. Specification notes to be read in conjunction with the drawings	
3. Main Contractor to assume role of Principal Contractor and comply fully with CDM Regulations 2015 and prepare all necessary risk assessments in accordance with HSE guidelines. Principal Designer to be confirmed.	
FOUNDATIONS	
4. Piled foundations with ground beams to engineer / specialist contractor design and generally in accordance with NBS guidelines, depths determined by tests in close proximity.	
GROUND FLOOR CONSTRUCTION	
5. Precast suspended concrete floors as indicated to engineer / manufacturer design, all laid in strict accordance with the manufacturer's guidelines. Oversite to be stippled to reduced levels to ensure minimum floor levels, as shown with ground treated in accordance with the manufacturer's details. Floors to be laid on a dry-laid dpc, to link with suitable wrap around dpc as indicated, all fully taped and jointed in accordance with the dpc manufacturer's details. Ensure dpc's tie up with existing at abutments with existing structures.	
6. Floor build up over suspended concrete floors to comprise 1200 gauge polythene dpm, all fully taped and based to dpc, followed by 180mm Quin Therm QF insulation or equal with 25mm perimeter upstand followed by 500 gauge polythene separating layer under 70mm proprietary quick drying sand cement screed. Underfloor heating installed as manufacturer's details, if provided. Incorporate movement joints in screed as recommended by manufacturer.	
FIRST FLOOR CONSTRUCTION	
7. Reinforced concrete Corflor composite deck to structural engineer design with level finished finish ready to receive floor finishes direct. Floor supported on steel frame to structural engineer design.	
8. Underside of floor to be finished with MF suspended ceiling system installed to manufacturer's details with 12.5mm tapered edge board, scrimmed, jointed and painted.	
EXTERNAL WALLS	
9. Timber framed construction generally designed and installed to manufacturer's design and detail. Timber frame to comprise 50x140 studs, header plates and sole plates with one plate laid on dpc minimum 150mm above finished ground level. Outside face to be specified with 12mm OSB with breather membrane over to manufacturer's details. 100mm PUR insulation (Quin Therm or equal) to be placed between studs. Tyvek Aquagard Smart vapour check or equal to be provided to inside face to be finished with a 150mm resilient bar followed by two layers 12.5mm spaced edge Soundbloc glassboard or equal (lapped, jointed and painted).	
EXTERNAL WALLS CONT'D	
10. Timber cladding to outside face to comprise 25x40 treated saw battens to make up levels as required, followed by Tyvek Sapro or equal. 50x50 vertical battens and horizontal feather edged timber cladding system, painted black.	
11. Low level brick piers detail to be formed with Hybrid dpc or equal 150mm above internal finished ground level. Outer leaf brickwork below dpc level to be either Class B engineering brick or designated F252 facing brick (water absorption maximum 10%) to BS EN 771-1. Inner leaf to be either 140mm Thermalite Absolute High-Strength 7 or 7N Thistle P Porroor blocks, include for load bearing detail dressed behind cladding and over projecting path.	
12. All brickwork and blockwork but using a Class B mortar (1:4) to BS EN 999-2 below dpc level using S400 and 1:1.6 gauged mortar above dpc level.	
13. Incorporate nominal 60x215 smooth anodised or electropolished aluminium rainwater downpipes or downpipes at ground level to achieve a minimum equivalent ventilation of 1500mm ² per metre run of wall, to be provided on all opposing walls. Include telescopic vents as required and try down proof course over where vents penetrate through the cavity wall.	
MAIN PITCHED ROOFS / PORTAL FRAME	
14. Steel portal frame and roof structure generally to structural engineer's design. Main slopes to comprise S400 plain clay tiles on 25x38 treated saw battens on Tyvek Supro breathable felt, all fixed in accordance with the roof tile manufacturer's details. Provide 125mm Quin Therm QW or equal between 150mm deep rafters, followed by 25mm to the underside with two layers 12.5mm spaced edge Froth Plastisolated and vapour sealed (jointed and dressed) for 30 minutes fire resistance protecting ceiling void / cavity above.	
LOW LEVEL ROOFS	
OVER LINES	
15. Pitched roofs to comprise S400S plain clay tiles on 25x38 treated saw battens on Tyvek Supro breathable felt, all fixed in accordance with the roof tile manufacturer's details. Provide 270mm quilt insulation between ceiling joists in void.	
16. Warm deck flat roof to comprise joists to structural engineer's details with Ferga over to achieve a minimum 140' fall, followed by 18mm OSB board, local SA Primer and Torch Safe TA VCL vapour barrier, 120mm Quin Therm QREFR insulation or equal, 18mm OSB board and finished with Topseal fireproofing flat roofing system or equal unaltered at manufacturer's guidelines. Include for kuro detail at abutments and for all upstands and lead cover downpipes and for dressing system up behind first roof slope to achieve a minimum vertical eave height of 150mm.	
SURFACE WATER DRAINAGE	
28. Manley Deepflo gutters and downpipes fixed as per manufacturer's details. Below ground drainage to SUDS design by others.	
SPACE HEATING & VENTILATION	
30. Space heating and mechanical ventilation systems to building services engineer design, to comply with the Non Domestic Building Services Compliance Guide	
DISABLED REFUGE	
31. Disabled refuge as indicated with clear signage. To be provided with an emergency voice communication (EVC) system complying with BS 5830-3. It should consist of Type B substation communicating with a master station located next to the detection and alarm panel and also connected using wireless technology to ensure remote communication to a designated refuge area. Refuge area to be part of the building management strategy.	
FIRE ALARM & EMERGENCY LIGHTING	
INSTALLATIONS AND EXIT SIGNAGE	
32. New fire alarm system to building services engineer design to be extended into new area in accordance with BS 5838, grade L1 and certified on completion.	
33. Emergency lighting to BS 5266 to be provided to all areas throughout (including external escape routes) and certified on completion.	
34. Exit signage in accordance with S499 to be provided at all designated final exits on escape routes.	
PART L - THERMAL PERFORMANCE	
35. SBEM Calculations and Energy Performance Certificate to be provided on completion.	
PART M - DISABLED ACCESS	
36. External access paths to be designed to a maximum 1:20 fall. Doors as specified under doors and windows.	
37. Ambulant disabled staircase to be provided, as detailed.	
38. Part M compliant Commercial Platform Lift installation as supplied by Invaflit limited.	
39. Existing disabled WC facilities to be used to serve new extension.	