

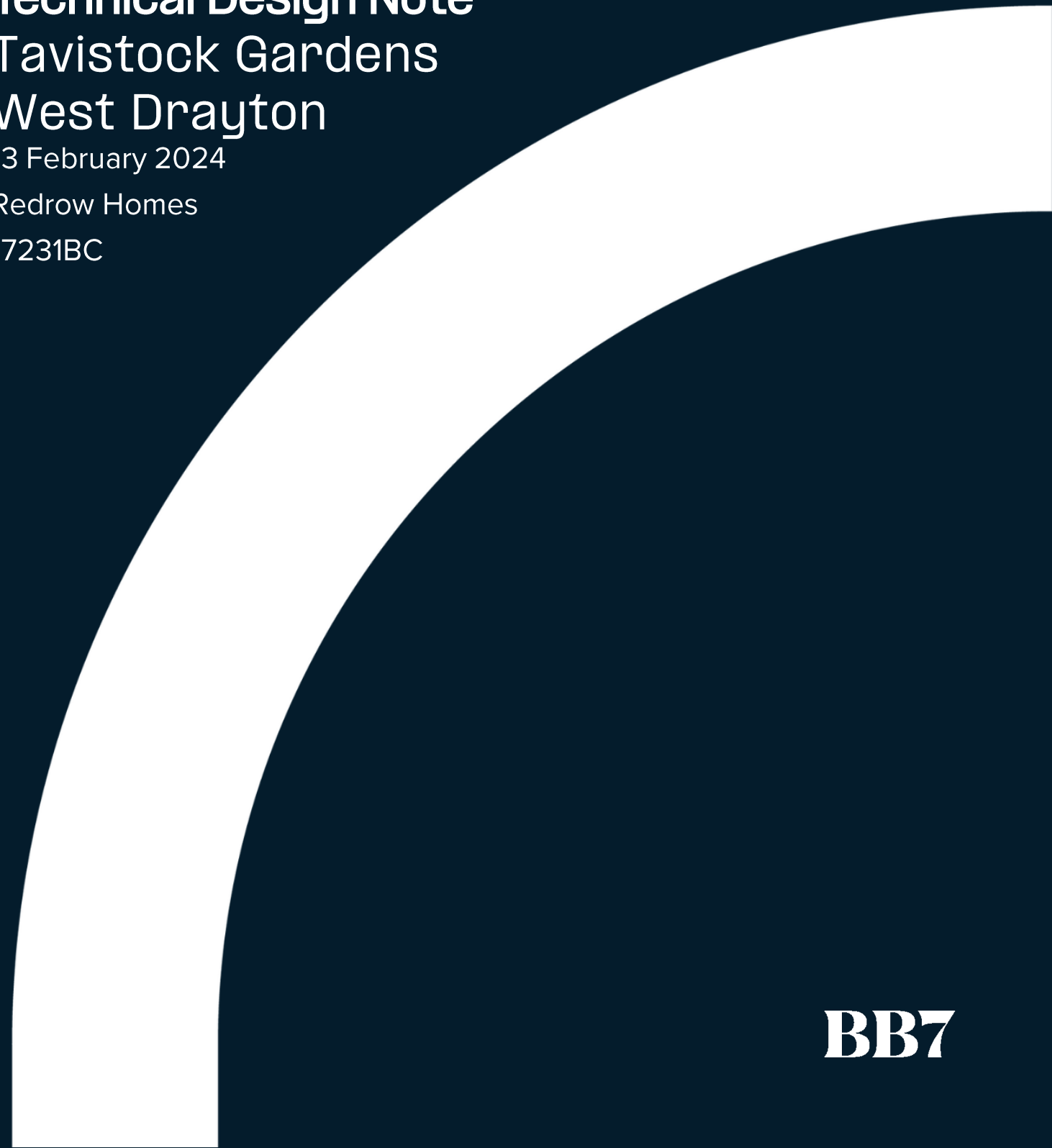


# Technical Design Note Tavistock Gardens West Drayton

13 February 2024

Redrow Homes

17231BC



**BB7**

## Revision History

Version	Date	Author	Comments
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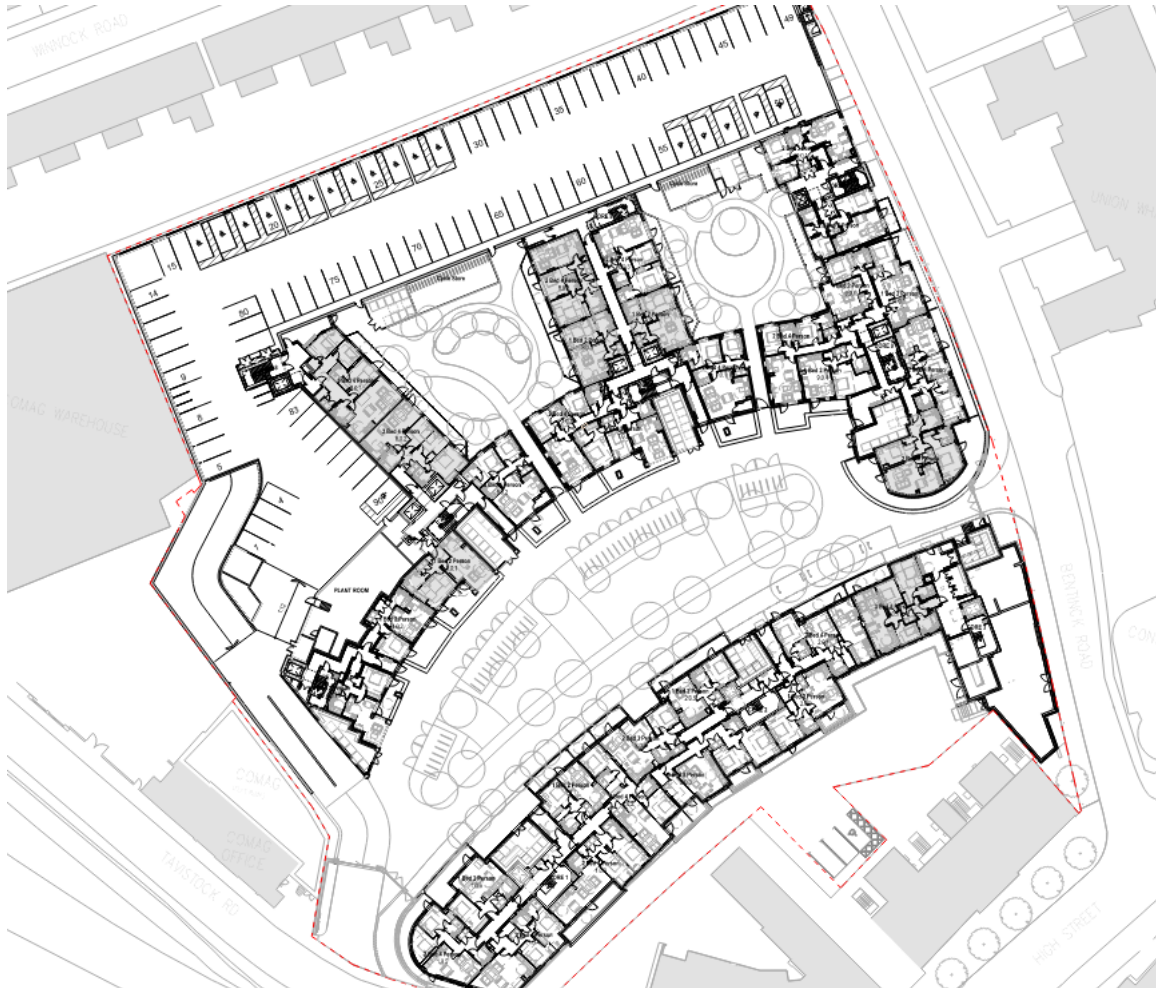
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## Introduction

### Project Description

The purpose of this report is to review the electrical meters located in the bin stores at the Tavistock Gardens development, which is in West Drayton, as shown below:



**Figure 1.1 Project Location**

### Instructions

BB7 has been appointed by Redrow Homes to review the electrical meters in the bin store, determine if they impact the fire strategy, and comply with the fire strategy.

### Strategy Limitations

This report only reviews the bin stores on the development for Tavistock Gardens. It is intended that the report determines if it impacts the fire strategy and complies with the fire strategy for life safety.

## Fire Safety Overview

### Building Overview

The proposed development is provided with ten predominantly residential buildings with a small amount of associated commercial use on the ground floor of Building 3. There is also associated parking under Buildings 4 to 10 north of the site. The overview of each building is shown below:

**Table 1.2 Building Height**

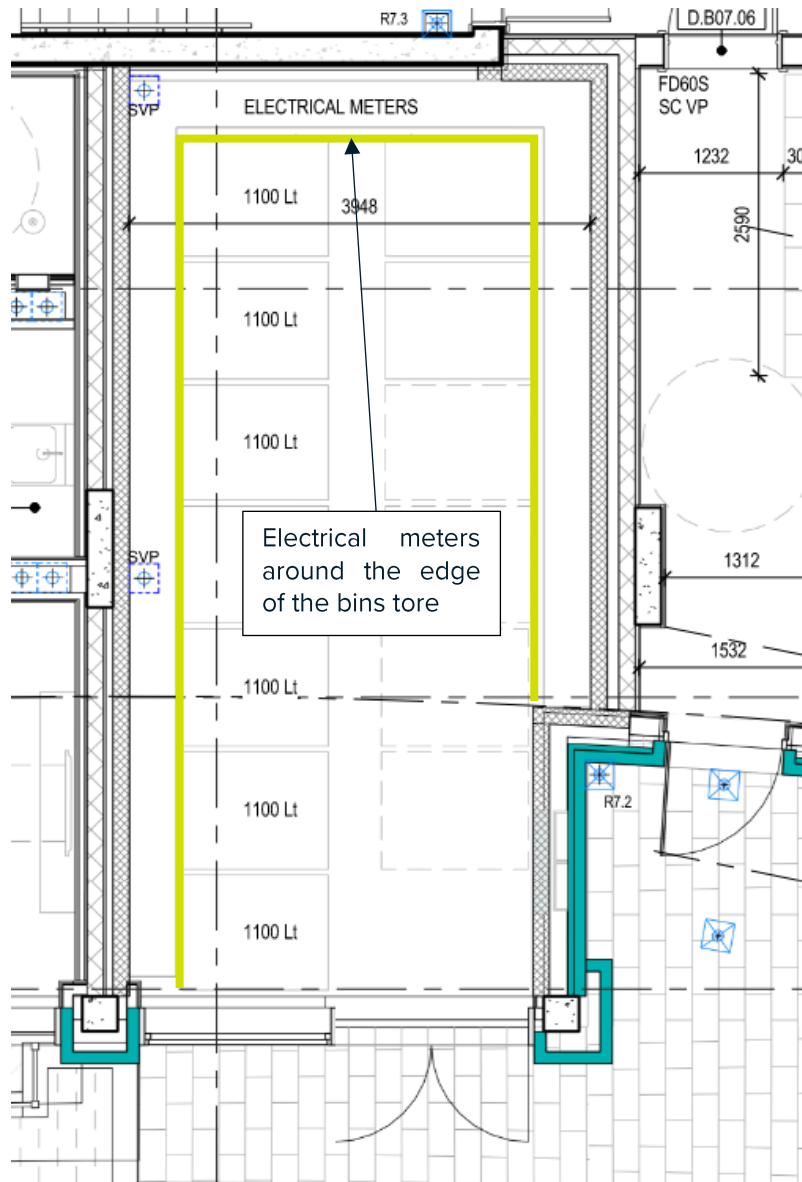
Building	Storeys	Height to the topmost floor
Building 1	Ground + 4	12.03m
Building 2	Ground + 5	15.03m
Building 3	Ground + 5	15.03m
Building 4	Ground + 7	21.26m
Building 5	Ground + 7	21.26m
Building 6	Ground + 7	21.26m
Building 7	Ground + 8	24.26m
Building 8	Ground + 7	21.26m
Building 9	Ground + 7	21.26m
Building 10	Ground + 6	18.11m

### Fire safety Design - Refuse stores

The different buildings are provided with other fire safety measures and fire resistance based on the height of the building. However, all the bin stores in the development will have a minimum fire resistance of 60 minutes fire resistance. All the bin stores are located on the ground floor of the blocks and are accessed directly from outside, so they are separated from all areas of the building with a minimum fire resistance of 60 minutes.

## Refuse Bin Store and Electrical Meters

In a number of the refuse stores in the development, electrical meters have been installed in the refuse bin stores as shown below:



**Figure 1.2 Refuse Bin Store Design**

The electrical meters have been located around the perimeter of the room. They will be separated from the bin store with a dry-lining partition to prevent damage to the electrical meters from the bins. Although the walls have not been carried to the slab, it does not form an inner room scenario; this is shown in the below image:



**Figure 1.3 Refuse Bin Store Design**

This approach is considered acceptable for the following reasons:

- The refuse stores are independent from the residential elements, and access is from outside only.
- The refuse stores are enclosed in 60 minutes of fire resistance, and any penetrations will be provided with appropriate fire stopping to ensure the compartmentation is in place.
- The drylining partition protects the electrical meters from getting damaged. It also prevents the electric meter from directly contacting the designs to reduce the risk of fire spread.
- If a fire occurs in the space, the fire will be contained to the bin store due to the compartmentation. The fire service will be able to access the fire directly from outside and the fire, which will provide better firefighting conditions.

Based on the above reasons, BB7 considers the design reasonable and in line with the fire strategy for the development. The electrical meter rooms in the bin stores do not affect life safety and impact occupants of the building.

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