

Escape from upper storeys more than 4.5m above ground level (dwelling house with more than one storey above 4.5m above ground level)

Where served by only one stair, the dwelling house should comply with paragraph above "Escape from upper storeys more than 4.5m above ground level"

PLUS, should comply with either of the following:

- Provide an alternative escape route from each storey more than 7.5m above ground level. At the first storey above 7.5m, the protected stairway should be separated from the lower storeys by fire resisting construction (minimum REI30) if the alternative escape route is accessed via either of the following:

-- - The protected stairway to an upper storey;
-- - A landing within the protected stairway enclosure to an alternative escape route on the same storey. The protected stairway at or about 7.5m above ground level should be separated from the lower storeys or levels by fire resisting construction.

- Provide a sprinkler system throughout, designed and installed with BS 9251.

Inner rooms allowed on ground storey and on upper storey a maximum of 4.5m above ground level. No inner rooms allowed on upper storeys more than 4.5m above ground level. Inner rooms should have an escape window or door.

EMERGENCY ESCAPE WINDOWS AND EXTERNAL DOORS

Windows or external doors providing emergency escape should comply with all of the following:

- Window should have an unobstructed openable area that

complies with all of the following:

-- - A minimum area of 0.33smq;
-- - A minimum height of 450mm and minimum width of 450mm (the route through the window may be at an angle rather than straight through);
-- - The bottom of the openable area is a maximum of 1100mm above the floor.

- People escaping should be able to reach a place free from danger from fire. Courtyards or inaccessible back gardens should comply with diagram 2.5 of AD Part B.

- Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows.

- Windows should be capable of remaining open without being held.

FIRE SPREAD FROM ONE BUILDING TO ANOTHER

External walls on, and within 1000mm of, the relevant boundary Unprotected areas should meet the conditions in AD Part B Diagram 11.5, and the rest of the wall should be fire resisting from both sides. External surface materials facing the boundary should be class B-s3, d2 or better.

External walls 1000mm or more from the relevant boundary Unprotected areas should not exceed the result given by one of the methods in AD Part B paragraph 11.16, and the rest of the wall (if any) should be fire resisting but only from the inside of the building.

External walls of protected stairways
Exclude external walls of protected stairways when assessing unprotected areas.

Roofs
Roofs with a pitch of more than 70 degrees to the horizontal should be assessed in accordance with this section. Vertical parts of a pitched roof, such as dormer windows, should be included only if the slope of the roof exceeds 70 degrees. It is a matter of judgement whether a continuous run of dormer windows that occupies most of a steeply pitched roof should be treated as a wall rather than a roof.

FIRE DETECTION AND ALARM SYSTEMS

All dwellings (large dwelling-houses will require a higher standard) should have a fire detection and alarm system, minimum Grade D2 Category LD3 standard. A higher standard should be considered where occupants of a dwelling would be at special risk from fire.

- Smoke alarms to be mains operated;
- Heat alarms to be mains operated;
- Smoke and heat alarms to have a standby power supply, such as a battery;
- Smoke and heat alarms to be interconnected via hard-wire;
- Smoke alarms to be provided in the circulation spaces of the dwelling at all levels;
- A Heat alarm to be provided in the kitchen area.

Fire detection and alarm systems must be properly designed, installed and maintained. A design, installation and commissioning certificate should be provided for fire detection and alarm systems.

Third party certification schemes for fire protection products and related services are an effective means of providing assurances of quality, reliability and safety.

Escape from the ground storey

All habitable rooms (excluding kitchens) should have either of the following:

- An opening directly onto a hall leading to a final exit;
- An emergency escape window or door.

Inner rooms should have an escape window or door.

Escape from upper storeys a maximum of 4.5m above ground level

Where served by only one stair, all habitable rooms (excluding kitchens) should have either of the following:

- An emergency escape window or external door;
- Direct access to a protected stairway.

Two rooms may be served by a single window. A door between the rooms should provide access to the window without passing through the stair enclosure. Both rooms should have their own access to the internal stair.

Inner rooms should have an escape window.

Escape from upper storeys more than 4.5m above ground level (dwelling house with only one storey above 4.5m above ground level)

Where served by only one stair, the dwelling house should have either of the following:

- Protected stairway separated by fire resisting construction (minimum REI30) at all storeys, that complies with one of the following:

-- - Extends to a final exit;
-- - Gives access to a minimum of two ground level final exits that are separated from each other by fire resisting construction (minimum REI30) and fire rated doorsets (minimum E20).
Cavity barriers or fire resisting ceiling (minimum EI30) should be provided above a protected stairway enclosure.

- Top storey separated from lower storeys by a fire resisting construction (minimum REI30) and with an alternative escape route leading to its own final exit.

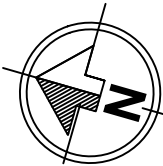
Inner rooms allowed on ground storey and on upper storey a maximum of 4.5m above ground level. No inner rooms allowed on the upper storey more than 4.5m above ground level. Inner rooms should have an escape window or door.

Notes :

1. All Dimension are in millimeters.
2. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
3. All references to drawings refer to current revision of that drawing.

WALL LEGEND	
	Existing Wall
	Proposed 100 mm Non-Loadbearing Stud Wall
	Proposed Block Wall
	Proposed 350mm Cavity Wall

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Rev.	Date	Revisions



Client -		
Project - 65 Cranbourne Park Hedge End Hampshire SO30 0NY		
Scale	NTS	Date - 19-04-2025
Drawn By	Checked By -	
Project No.	Drawing No. 20	Revision -
Project Description - Front Porch Extension		