Planning Fire Safety Review

Project: Kings Copse Avenue, Eastleigh

Revision: 2

Date: July 2025

Project Reference: FE1929

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DOCUMENT TRACKER

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Client	Eastleigh Borough Council
Building Control Body	TBC
Fire Authority	Hampshire & Isle of Wight Fire & Rescue Service (FRS)
Architect	MH Architects
Project Reference	FE1929
Revision Number	2
Date	21.07.2025

Revision	Type	Prepared by	Reviewed by	Date
1	Planning Fire Safety Review	C Florescu	J Dowd	04.11.2024
2	Planning Fire Safety Review	C Florescu	J Dowd	21.07.2025

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The validity of this report is dependent upon the recommendations being implemented in full and as described.

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This report relates to a project that is subject to review from Approval Authorities. It should be ensured that the contents of the report are agreed with all the relevant approval bodies prior to implementation.

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1 APPOINTMENT

1.1 Scope

Solas Realta Ltd has been appointed by Eastleigh Borough Council to provide a high-level fire safety review of the new residential development at Kings Copse Avenue, Eastleight, comprising 104 dwellinghouses (Plots 1 to 102), with 8 different house types, along with four residential blocks of flats (Blocks A to D) in relation to the planning stage.

The report will analyse and make high-level recommendations to meet the functional requirements of Schedule 1 of the Building Regulations (Part B).

The following statutory fire safety objectives shall be satisfied:

- Life safety of occupants - the occupants must be able to leave the building without being subject to hazardous or untenable conditions. This shall be satisfied by meeting the Requirements of B1 to B3 of the Building Regulations 2010.
- Protection of adjoining buildings - structures must not collapse onto adjacent property and fire spread by radiation should not occur. This objective shall be satisfied by meeting the Requirement B4 of the Building Regulations 2010.
- Life safety of fire fighters - Fire fighters must be given reasonable time and facilities to rescue any remaining occupants before overly hazardous conditions occur within the common parts of the building.

The report follows the main sections of the Building Regulations, however, in some specific areas, fire engineering methods have been used to demonstrate deviations from the guidance.

This Fire Strategy does not address site fire safety during the building works. The Health and Safety Executive (HSE) issues guidance (HSG 168) on identifying and managing fire precautions during the construction phase.

The findings and opinions expressed are based on the conditions encountered and the information reasonably available at the date of issue of this document and shall be applicable only to the circumstances envisaged herein.

1.2 Limitations

Our advice is strictly limited to the scope in Section 1.1 and is provided for the residential development at Kings Copse Avenue, Eastleigh. This report may have an impact on other Parts of the Building Regulations; therefore, it is recommended that this report is shared with all members of the Design Team.

Solas Realta Ltd has not reviewed any other issues within the project other than those identified in our report. We offer no comment on any other aspects of the development and any absence of comment on such issues should not be regarded as any form of approval. The advice should not be used for buildings other than the residential development at Kings Copse Avenue, Eastleigh.

The report represents an outline, planning fire safety strategy. It is not intended to serve as a detailed fire safety strategy. It is expected that the requirements provided herein are fully coordinated further with relevant stakeholders, and the design is developed further through to the detailed and technical design stages.

This document forms a strategy for fire safety matters concerning the Building Regulations only. The design team must ensure the contents of this report are incorporated into the buildings. This strategy is mainly concerned with getting occupants out of the buildings safely and providing measures, where necessary, to assist the fire fighters in their operations.

The details within this strategy are only valid where the systems are designed correctly and maintained in an operational condition. If there is a failure in the management approach and a fire occurs, the systems as designed, may not help to reduce the extent of damage to the buildings and their contents. Until this report is agreed with the approving authorities, the content should only be used for preliminary information.

2 STATUTORY REQUIRMENTS & DESIGN BASIS

2.1 Statutory Requirements

The main fire legislation applicable to these buildings includes:

- The Building Act 1984
- The Building Regulations 2010
- The Regulatory Reform (Fire Safety) Order 2005
- Building Safety Act 2022
- Construction, Design and Management Regulations (CDM) 2015

Regulation 38 of the Building Regulations requires that fire safety information be given to the person responsible for the occupied buildings. Therefore, copies of the finalised fire strategy report and the other relevant fire safety information should be issued to the responsible person on completion of the project.

Regulation 7 of the Building Regulations 2010 (as amended to date) was updated in 2018 to include amendments to materials and workmanship. Regulation 7(4) classified a building with a storey at least 18m above the ground level and which contains one or more dwelling as a "Relevant Building". The proposed buildings are not classed as "Relevant Buildings" as defined by Regulation 7(4). However, the height threshold for combustible external wall materials has also been lowered to 11m as part of June 2022 amendments to Approved Document B.

Notwithstanding this, it is Solas Realta's opinion that external walls and specified attachments are provided in line with the requirement of Regulation 7(2), as this represents the clearest way of achieving compliance with the functional requirements under Part B4, Schedule 1, of the Building Regulations 2010 (as amended to date).

2.2 Design Basis and Guidance

Approved Document B, Volume 1 (referred to herein as AD B; 2019 version, incorporating 2020 and 2022 amendments) will be the primary guidance used to show that the functional requirements of Part B of the Building Regulations have been satisfied.

Where departures from this guidance are proposed, compensatory provisions and/or qualitative arguments will be offered to demonstrate that the overall level of safety achieved by full conformance to the guidance documents is not compromised.

3 GENERAL

3.1 Assumptions

The following assumptions have been made;

- Occupants will not require assistance with evacuation and can live independently.
- All the recommendations within this report will be implemented into the building design.
- All external escape routes from the common staircase exits to the highway will be Part M compliant.
- All building work will be carried out in accordance with Regulation 7.
- The building will be constructed utilising traditional construction methods and materials and will have a concrete/steel frame.
- The buildings will comply with all other Parts of the Building Regulations.
- It has been assumed that a fire is an accidental event and that there is a single seat of fire.
- It has been assumed that each plot will be sold individually with the dwellinghouse.
- Parking locations and associated vehicle access routes beyond the public road have been assumed to be included as part of the plot with the same number.
- A detailed fire safety strategy will be developed post planning.

3.2 Purpose Groups

For the four blocks of flats, the purpose group is Residential Dwellings [Flats 1(a)].

All two-storey dwellinghouses will fall under purpose group Residential Dwellings [Dwellinghouses with a topmost storey <4.5m 1(c)].

All three-storey dwellinghouses will fall under purpose group Residential Dwellings [Dwellinghouses with a topmost storey >4.5m and <18m 1(b)].

3.3 Storey Height and Building Height

Obtaining the building height is a prerequisite to identify several fire safety provisions within the building, namely; smoke ventilation provisions, the structural fire resistance, the provisions for external wall construction, firefighting facilities, etc.

3.3.1 Storey Height

Determined using Diagram D6 from Approved Document B, the storey height (when measuring to the topmost occupied storey).

See Figure 1.

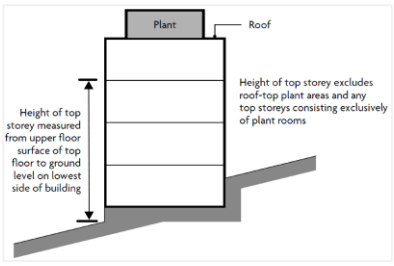


Figure 1: Storey Height (AD B Diagram D6)

3.3.2 Building Height (Mean Roof Height)

Determined using Diagram D4 from Approved Document B, the building height (when measuring to the mean roof height).

See Figure 2.

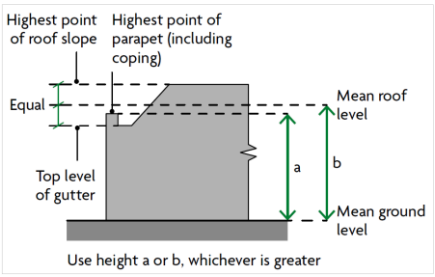


Figure 2: Building Height (AD B Diagram D4)

3.4 Referenced British Standards

This Fire Safety Strategy is not intended to provide a detailed system specification of fire safety systems, as this information is included within British Standards and manufacturer's recommendations. Therefore, all 'system designers' should refer to the latest version of the British Standards referenced within this report, and any associated manufacturer's recommendations.

3.5 Design, Installation and Commissioning of Fire Safety Systems

The design, installation, and commissioning of the following fire safety systems should be carried out by specialist companies, registered with a third-party accreditation scheme accredited by the United Kingdom Accreditation Service (UKAS):

1. Fire Alarm and Detection System (FADS)
2. Smoke ventilation systems
3. Emergency lighting
4. Dampers (if included)
5. Compartmentation (Walls, floors, doors, roof, etc)
6. Dry riser and hydrants

3.6 Performance of Materials, Products and Structures

Much of the guidance in this document is given in terms of performance classifications in relation to British or European Standards. In such cases, it will be necessary to demonstrate that a system or product can meet the relevant performance classification. This will be achieved if the system or product complies with one of the following:

a. They should be in accordance with a specification or design that has been shown by a specific test to be capable of meeting that performance classification.
b. They should have been designed by using relevant design standards in order to meet that performance classification.
c. They should have been assessed by applying relevant test evidence, in lieu of carrying out a specific test, as being capable of meeting that performance classification.

Please see Appendix B of AD B for further details.

3.7 Reference Information

This report has been developed based upon the information contained in the latest design drawings provided by MH Architects. This report should be read in conjunction with these drawings and other supporting documentation prepared and submitted by other consultants who are acting on behalf of the design team.

Please see Appendix D for the drawing plans that were used for this Fire Strategy.

4 PROJECT DESCRIPTION

4.1 Project Description

The project represents a new residential development at Kings Copse Avenue, Eastleigh, comprising 102 dwellinghouses (Plots 1 to 102), with 8 different house types, along with four residential blocks of flats (Blocks A to D).
The dwellinghouses will include a mixture of detached, semi-detached and terraced units. Each dwellinghouse will be served by a single stair. The plots will include a combination of carports, external standalone garages, or open parking areas.

The four blocks provided as part of the site (Blocks A to D) will be designed as single-stair blocks. Each block will include a total of four storeys (G + 3), with an approximate topmost storey height of <11m.

Please see Table 1 for an overview of the dwellinghouse types, and Table 2 for an overview of the block types.

Please see Appendix A for an overview of the site.

No	Name	Height (1)	Floors	Type	Bedrooms	Garage
1	A1 2B4P	<4.5m	2 (G+1)	Terraced	2 bed	N/A
2	B2 3B6P	<4.5m	2 (G+1)	LD	3 bed	Carport
3	B3 3B6P	>4.5m	3 (G+2)	LD	3 bed	Carport
4	C1	<4.5m	2 (G+1)	LD	3 bed	Carport
5	F1 3B6P	>4.5m	3 (G+2)	Semi-Detached / End-of-Terrace	3 bed	N/A
6	H1 4B8P	>4.5m	3 (G+2)	Detached	4 bed	Carport
7	J1	TBC	TBC	TBC	TBC	TBC

Table 1: Dwellinghouse Types

No	Name	Building Storey Height	Floors	Stairs	Smoke Ventilation	Sprinklers	Dry main
1	Block A	<11m	4 (G+3)	1	Yes	No	Yes
2	Block B	<11m	4 (G+3)	1	Yes	No	Yes
3	Block C	<11m	4 (G+3)	1	Yes	No	Yes
4	Block D	<11m	4 (G+3)	1	Yes	No	Yes

Table 2: Block Types

5 INTERNAL FIRE SAFETY (DWELLINGHOUSES)

5.1 Introduction

This section will review each dwelling type individually in relation to the following:

- B1: Means of Warning and Escape
- B2: Internal Fire Spread (Linings)
- B3: Internal Fire Spread (Structure)

5.2 Evacuation Strategy

The evacuation strategy for each dwelling will be simultaneous. In the event of a detector activation, the alarm will sound throughout the affected dwelling. No alarms will operate in any other building.

5.3 Fire Alarm and Detection System (FADS)

A FADS designed and installed in accordance with BS 5839-6 should be provided in all dwellinghouses in order to warn occupants of a fire within the dwelling, and to provide them with time to evacuate the premises and to call the Fire Service.

The minimum category of system should be Grade D1 Category LD2, however, this is a low standard of safety, so a Grade D1 Category LD1 system is recommended.

5.4 Means of Escape

5.4.1 General

The following paragraphs indicate a summary of the means of escape provisions for all dwelling types.

The design team should ensure that these provisions are implemented for each plot separately. In order to assist with this process, Appendix B provides an overview of the means of escape provisions for all dwelling types. At this stage, it is expected that all dwellinghouses will include a protected internal stairway, serving all habitable rooms.

Please see Figure 3 for a depiction of the means of escape provisions.

5.4.2 Ground Floor

Escape from all habitable rooms (excluding kitchens) on the ground floor of any dwelling type should have either of the following:

1. Direct access to a protected stairway in accordance with Section 5.6; or
2. An emergency escape window or door in accordance with Section 5.5.

5.4.3 First Floor

Escape from all habitable rooms (excluding kitchens) on the first floor of any dwelling type should have either of the following:

1. Direct access to a protected stairway in accordance with Section 5.6; or
2. An emergency escape window or door in accordance with Section 5.5.

5.4.4 Second Floor

Escape from all habitable rooms on the second floor of any dwelling type should include direct access to a protected stairway in accordance with Section 5.6.

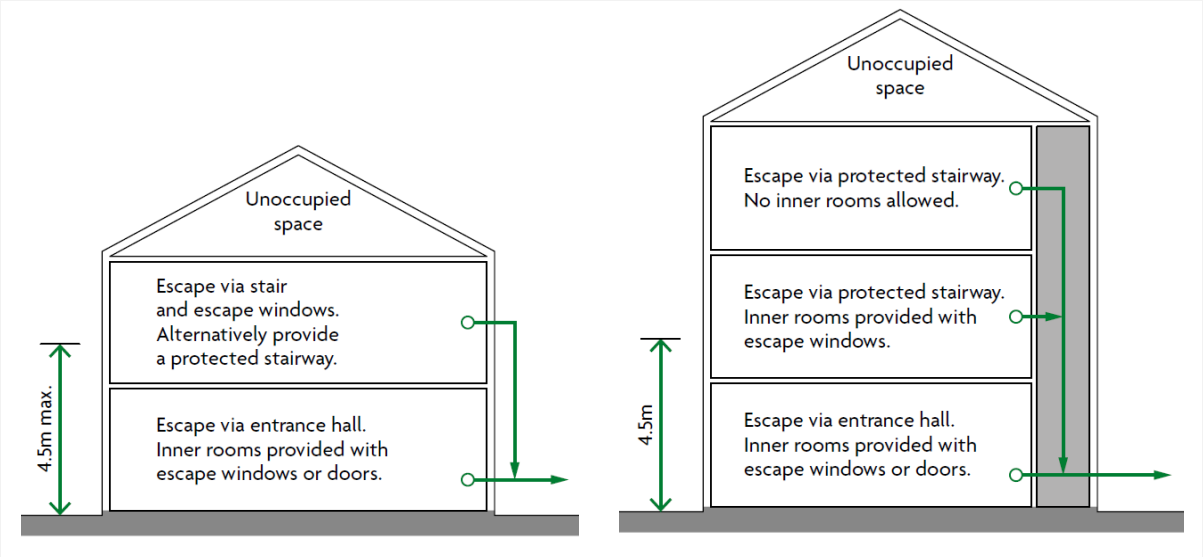


Figure 3: Means of Escape Provisions

5.5 Emergency Escape Windows and Doors

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

a. Windows should have an unobstructed openable area that complies with all of the following.
   i. A minimum area of 0.33m^2.
   ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).
   iii. The bottom of the openable area is a maximum of 1,100mm above the floor.

b. People escaping should be able to reach a place free from danger from fire. Courtyards or inaccessible back gardens should comply with the diagram below.

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

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

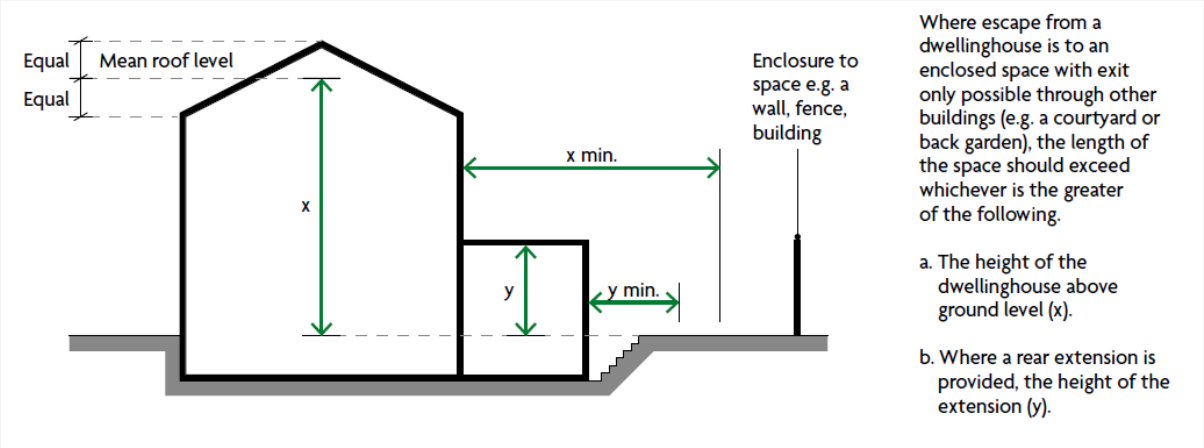


Figure 4: Courtyard Escape

5.6 Protected Staircases

Dwellinghouses with a protected staircase should include 30-minutes, fire resisting construction with FD30 fire doors.

Stores should be fully separated from the stair enclosure (including stores under the stairs). The stairs should discharge directly to the outside via a final exit.

Please see Figure 5 for a relevant depiction associated with protected staircases.

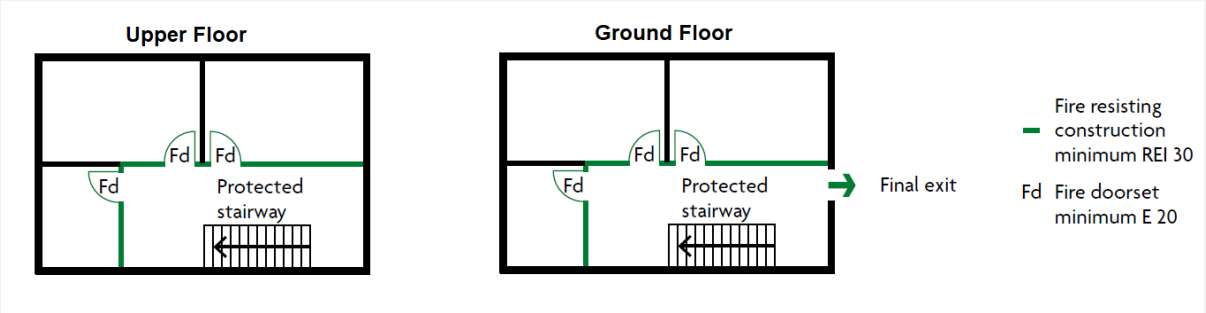


Figure 5: Protected Staircase

5.7 Classification of Linings

Restrictions are placed on the wall and ceiling lining materials within certain areas of dwellings. This is to limit the spread of fire and production of smoke in those specific areas. The surface lining of the ceilings and walls should meet the classifications shown in Table 3.

Further information on walls and ceilings is available in Sections 4.2 to 4.6 of AD B.

Location	European class
Small rooms of area not more than $4m^2$ Domestic Garages of area not more than $40m^2$	D-s3, d2
Other rooms (including garages) Circulation spaces	C-s3, d2

Table 3: Classification of Linings

5.8 Loadbearing Elements of Structure

For all dwelling types proposed, structural frames, beams, columns, loadbearing walls (internal and external), floors and any elements that provide support or stability to an escape route, a floor or any fire resisting partition should include a minimum period of fire resistance.

All dwelling types on site should include as a minimum, 30 minutes structural fire resistance.

For all dwelling types on site, the walls separating dwellinghouses should still achieve 60 minutes fire resistance as these will be constructed as party walls. The same rating applies to any structural elements supporting the party walls.

The following are excluded from the definition of 'element of structure':

1. Structure that supports only a roof, unless either of the following applies:
    a. The roof forms the function of a floor, or a means of escape.
    b. The structure is essential for the stability of an external wall that needs to be fire resisting (see Section 6).
2. The lowest floor of the building.
3. External walls, such as curtain walls or other forms of cladding, which transmit only self-weight and wind loads and do not transmit floor load.

5.9 Compartmentation

All fire-resisting walls and associated partitions should be continued up to the structural soffit of the above compartment floor level, or the roof level to form complete compartmentation.

Dwellinghouses that are semi-detached or in terraces should be considered as separate buildings. Therefore, every wall separating the dwellinghouses should be constructed as a compartment/party wall achieving 60 minutes fire resistance. The same rating applies to any external wall which is located less than 1m from relevant boundaries.

Protected staircases for the dwellinghouses should include 30 minutes fire resisting construction and FD30 fire doors as separation from any other area.

The fire resistance rating should be tested to the relevant part of BS 476 or the relevant European Standard.

The junction of a compartment / party wall and a roof (for all semi-detached and terraced dwellinghouses) should be in accordance with Figure 6.

Please see Table 4 which provides an overview of the compartmentation requirements for dwellinghouses.

Further information is available in Sections 5.11 to 5.15 of AD B.

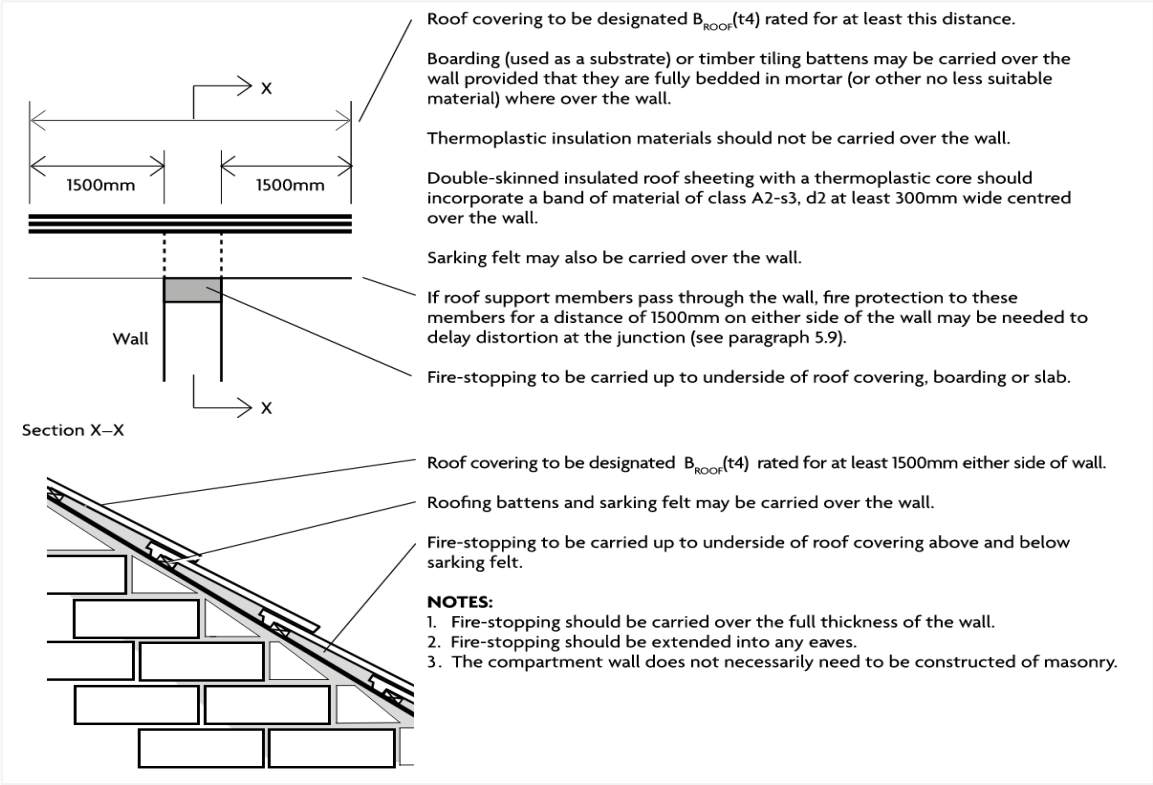


Figure 6: Junction of a Compartment / Party Wall and a Roof

Building Element	Minimum Fire Resistance Rating (mins)	Method of Exposure
Building Structure	30	Each side separately
Floors	30	From underside
Compartment / Party Wall	60	Each side separately (less than 1m from the boundary)
Protected Staircases	30	Each side separately
Carports	30	From carport side
External Walls (Protected areas)	30	From inside the building (more than 1m from the boundary)

Table 4: Summary of Compartmentation Provisions (Dwellinghouses)

5.10 Carports

The proposed dwellinghouses do not include any traditional garage areas. Some dwellings will instead include a carport, expected to only be partially enclosed.

Where a carport is attached to, or forms an integral part of a dwellinghouse, the carport should be separated from the rest of the dwellinghouse by a minimum of 30 minutes fire resisting construction. The carport floor should be laid such as to allow fuels spills to flow away from the dwellinghouse. Any doors connecting to the carport (if any) should be a minimum of 100mm above the garage floor level. Details are presented in Figure 7.

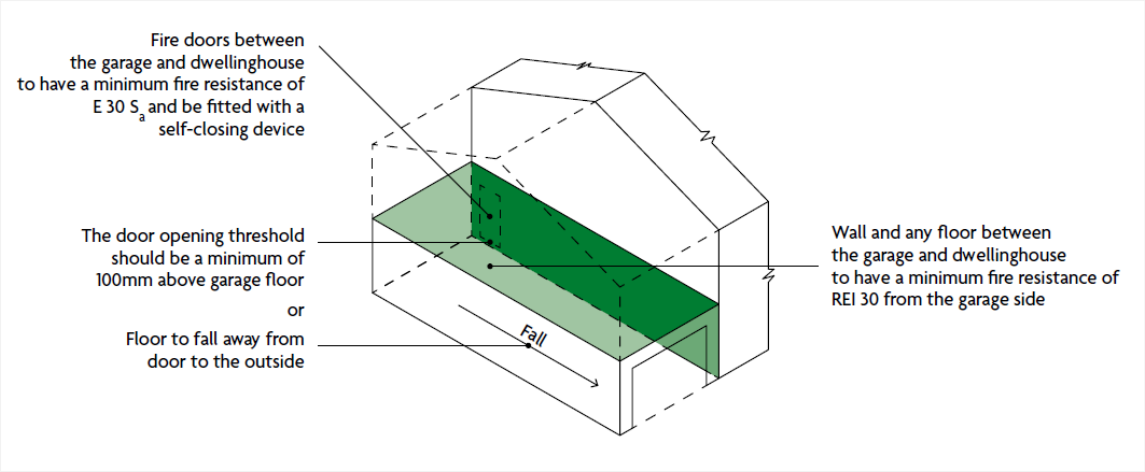


Figure 7: Carport Separation

5.11 Fire Doors

Fire doors must be provided in all fire rated enclosures in accordance with BS 476-22 or BS EN 1634.

Door Locations	Minimum Fire Resistance of Door (min)	Smoke Seal (S)	Self-closing
Staircase	FD30	No	No
Carport (if any)	FD30S	Yes	Yes
Other	FD30	No	No

Table 5: Fire Door Rating

5.12 Party Walls

All party walls between dwellinghouses (as well as any walls within 1m from relevant boundaries) should be designed as fully fire resisting walls, achieving a rating of 60-minutes (from either side). Any structural elements supporting party walls should also achieve the same fire resistance rating.

5.13 Fire Stopping

If a fire separating element is to perform as intended, every joint or imperfect fit, or opening to allow services to pass through the element, should be adequately protected by sealing or fire stopping so that the fire resistance of the element is not impaired. The method of fire stopping should have equal fire resistance to the element or construction it passes through.

The designer should refer to Section 9 of AD B and ASFP Red Book: Fire Stopping And Penetration Seals For The Construction Industry published by the Association of Specialist Fire Protection for further information.

5.14 Cavities

Concealed spaces or cavities in the construction of dwellinghouses provide a ready route for smoke and flame spread, especially in voids above and below ceilings/floors. As the smoke or flames would be concealed it presents a greater danger because it may be transported some distance from the fire.

Cavity barriers should be located as presented below and in accordance with Figure 8:

1. At the edges of cavities, including around openings (such as windows, doors and exit/entry points for services).
2. At the junction between an external cavity wall and every compartment floor, compartment wall and party wall other wall or door assembly forming a fire-resisting barrier.
3. At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire-resisting barrier.

Every cavity barrier should be constructed to at least 30-minute fire-resisting integrity and 15 minutes insulation and be tightly fitted to a rigid construction and mechanically fixed in position.

Figure 9 below presents cavity barrier arrangements for dwelling with a protected stair.

Further information is available in Sections 5.17 to 5.24 of AD B.

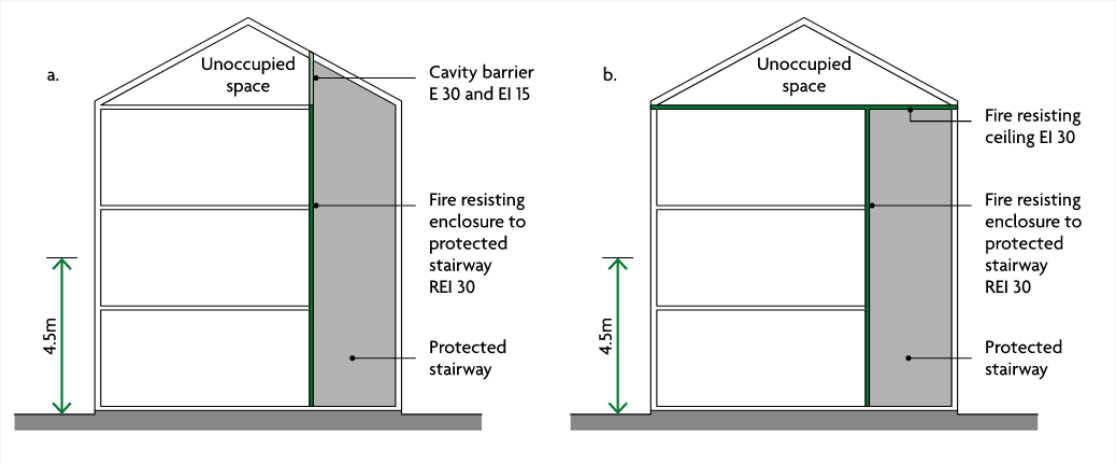


Figure 8: Cavity Barrier Arrangements for Protected Stairs

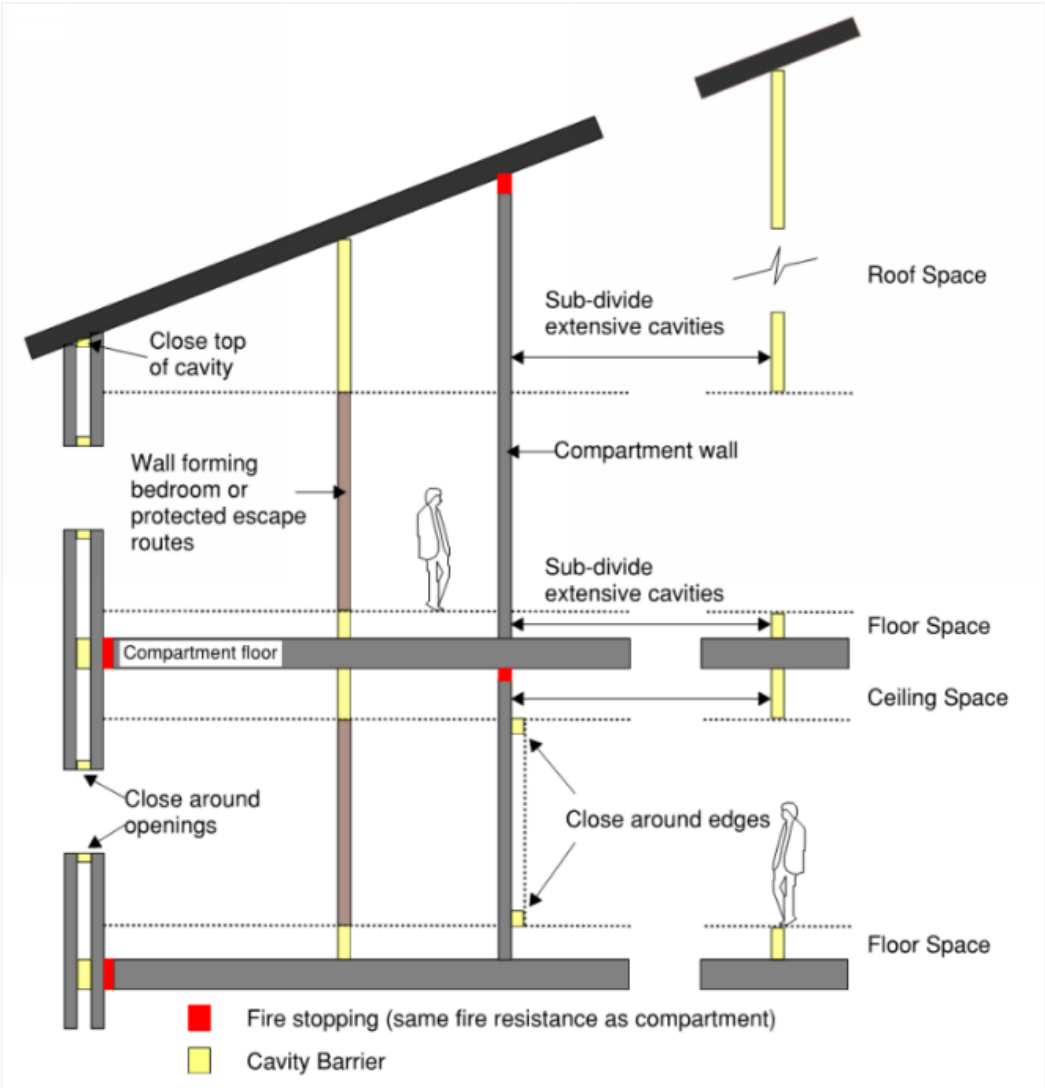


Figure 9 Provisions for Cavity Barriers

6 EXTERNAL FIRE SPREAD (DWELLINGHOUSES)

6.1 Relevant Boundaries

It has been assumed that each plot will be sold individually with the dwellinghouses. Therefore, for the purposed of Requirement B4, the individual dwellinghouses will be assumed to be on individual sites (separate plots) and the relevant boundary for each dwellinghouse will be:

1. The actual plot boundary, where it is facing another plot or another site;
2. The middle of the adjoining road, where it is facing a road.

Additionally, parking locations and associated vehicle access routes beyond the public road have been assumed to be included as part of the plot with the same number.

6.2 External Wall Construction

The external walls of a building should not provide a medium for fire spread, if that is likely to be a risk to the health and safety of the users and occupants of the building. Combustible materials and cavities in external walls and attachments to them can present such a risk. The guidance in this section is designed to reduce the risk of vertical fire spread as well as the risk of ignition from flames coming from adjacent buildings.

Table 6 provides details on the surface spread of flame requirements for the external walls of the dwellinghouses.

Distance between elevation and site boundary (m)	Minimum Surface Spread of Flame Requirements (Euroclass)	Recommendation
<1	Class B-s3, d2 or better	Class A2, s1, D0 or better
>1	No performance required	Class A2, s1, D0 or better
Notes: Specification confirmation should be obtained from the respective supplier for all materials and products used in the external wall construction. The specification should meet the aforementioned Euroclass performance above.		

Table 6: External Surface Spread of Flame Requirments (Dwellinghouses)

6.3 Cavity Barriers

Cavity barriers should be selected in accordance with Section 5 of AD B as presented in Section 5.14.

6.4 Roof Coverings

Performance of the resistance of roofs to external fire exposure, is measured in terms of penetration through the roof construction and the spread of flame over its surface.

The roof construction should meet European Class $B_{ROOF}(t4)$ in accordance with BS EN 13501-5.

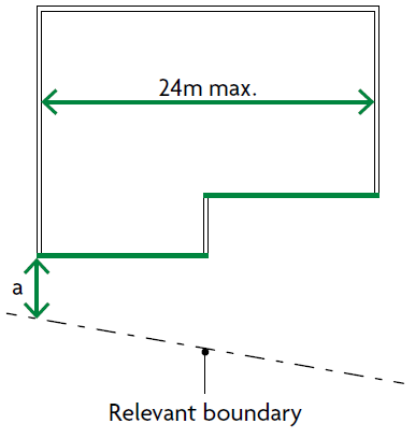
6.5 Space Separation

External walls of dwellinghouses on, and within 1m of, the relevant boundary should be fire resisting from both sides. These walls should be limited to unprotected areas in accordance with Figure 10.

Method 1 of AD B should be employed for each plot separately in order to investigate the maximum total unprotected areas permitted on each elevation. Please see Figure 10 for an overview of Method 1.

It can be noted that numerous plots require a percentage of unprotected areas (i.e. 60-minute fire resisting walls) in order to prevent fire spread, due to the proximity of the dwellinghouses to the relevant boundary.

The design team should review in detail in due course.



Minimum distance (a) between side of building and relevant boundary (m)	Maximum total area of unprotected areas (m^2)
1	5.6
2	12
3	18
4	24
5	30
6	No limit

Figure 10: Method 1 AD B / Space Separation Assessment

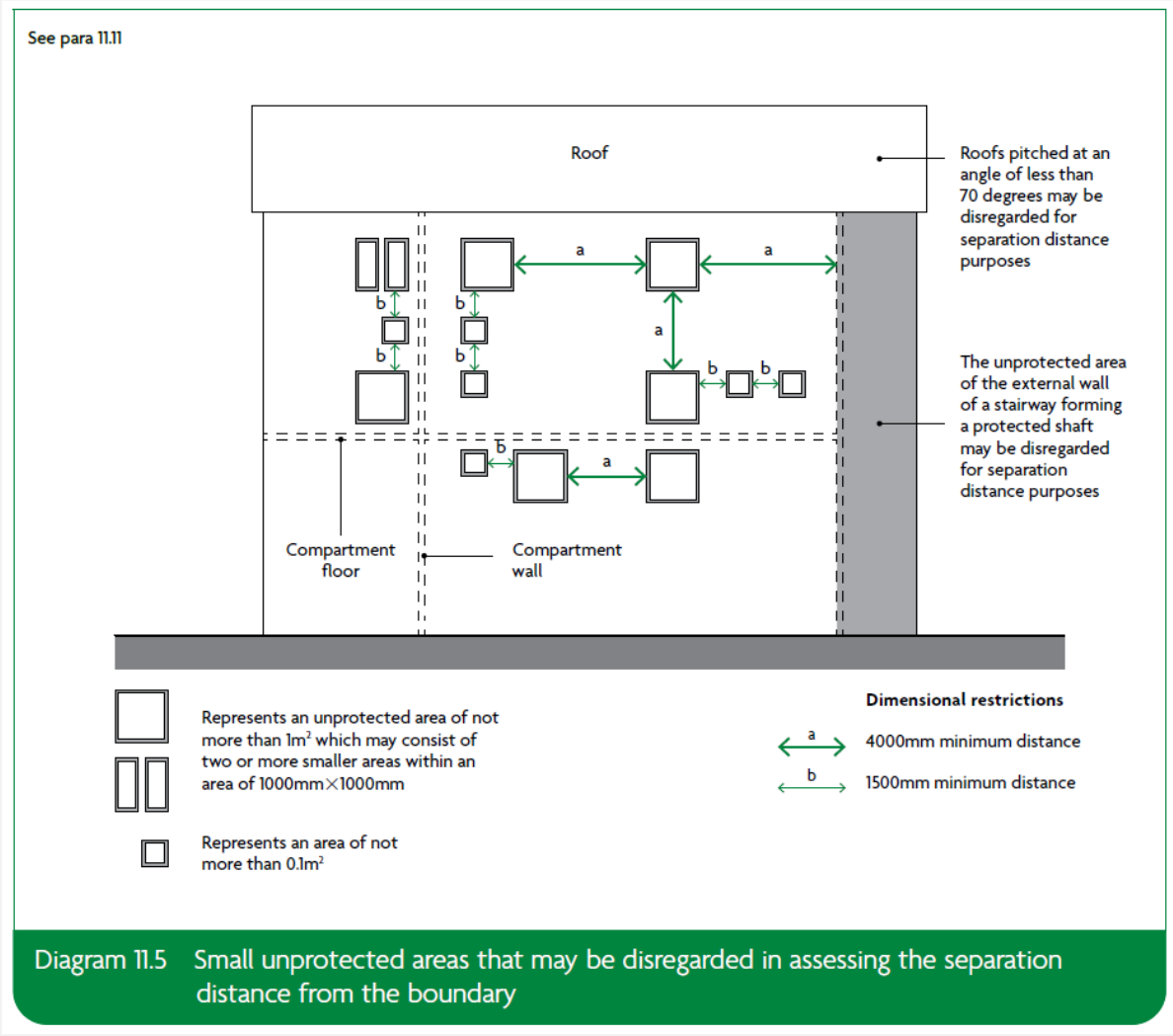


Figure 11: Small Unprotected Areas that may be Disregarded in Assessing the Separation Distance from the Boundary

7 ACCESS AND FACILITIES FOR THE FIRE SERVICE (DWELLINGHOUSES)

7.1 Vehicle Access

For dwellinghouses, pump appliance access route should be provided to within 45m of all points inside the building. Therefore, all roads on site are expected to form part of the Fire Service access route as presented in Appendix C. Due care should be given to ensure that the vehicle access route meets the requirements for a pumping appliance as shown in Table 7.

Turning facilities should be provided in any dead-end access route that is more than 20m long as presented in Figure 12.

Any access/security measures in and around the site (especially any bollards preventing vehicle access) will need to be by-passable by the Fire Service. The details of the bypass arrangements will need to be developed and agreed with the Fire Service as applicable.

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
Note Fire appliances are not standardised. The building control body may, in consultation with the local Fire Service, use other dimensions.						

Table 7: Typical Fire Service Vehicle Access Route Specification

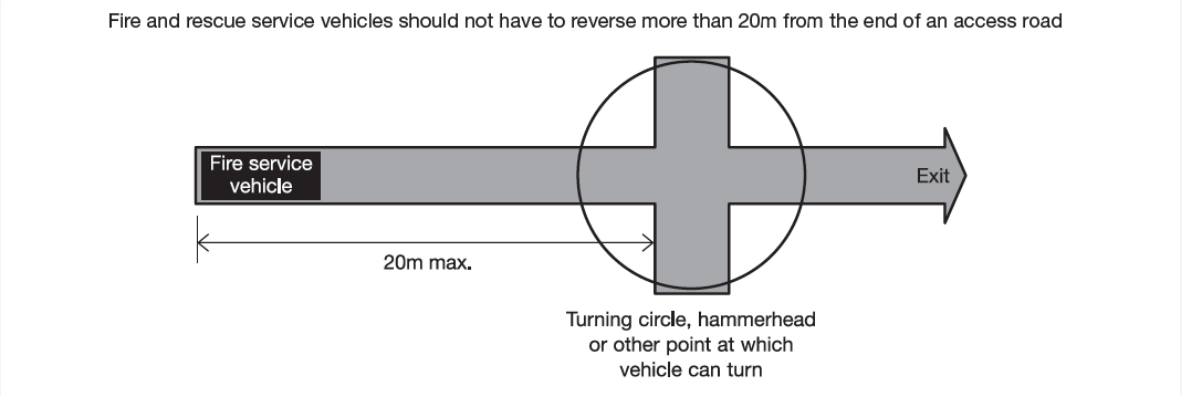


Figure 12: Turning Facilities

7.2 Hose Distances

All parts of any dwellinghouse should be reached within 45m from where a pumping appliance would park, measuring along a route suitable for hose laying.

The longest internal hose laying distance within a dwellinghouse has been measured within the F1, at approximately 30m, when also accounting for height. Therefore, for the majority of dwellinghouses, the main entrance door should be within 15m hose laying distance from the pump appliance parking location. This is achieved for all plots. .

7.3 Fire Hydrant or Other Water Supplies

Typically, a building requires a fire hydrant if both of the following apply:

- It includes a compartment with an area of more than 280m^2; and
- It is being erected more than 100m from an existing fire hydrant.

Measurements indicate that none of the dwellinghouses include a total area of more than 280m^2, which should be confirmed by the design team.

Notwithstanding this, it is recommended that additional fire hydrants are included within the development so that the entrance to every dwellinghouse is located no further than 90m of a fire hydrant. Each fire hydrant should be clearly indicated by a plate, affixed nearby in a conspicuous position in accordance with BS 3251.

Please see indicative locations of proposed fire hydrant depicted on the site plan in Appendix A.

8 MEANS OF WARNING AND ESCAPE – BLOCKS OF FLATS

8.1 Evacuation Philosophy

8.1.1 Residential Areas

The evacuation strategy should be based on a 'stay put' strategy, whereby residents in unaffected flats may remain protected within their flats until such time as the Fire Service initiate a phased evacuation of the building, or residents decide to make their own escape.

8.1.2 Ancillary Areas

The evacuation strategy in the ancillary areas (of each block) will be simultaneous, whereby if a fire detector or manual call point is activated therein, sounders will alarm in these areas only, and residents should evacuate to the Fire Muster Point (FMP) outside the building.

8.2 Fire Alarm and Detection System (FADS)

8.2.1 Residential Units

A FADS designed, installed, and commissioned in accordance with BS 5839-6 should be provided in each residential unit, in order to warn occupants of a fire within their dwelling and to provide them with time to evacuate the premises and to call the fire and rescue service.

The category of system should be Category LD1, Grade D1, in all flats.

As the evacuation strategy in the residential flats is defend in place, only the sounders in the flat where a local detector activates should operate (i.e., only in the flat of fire origin).

8.2.2 Common Areas

An independent FADS designed, installed, and commissioned in accordance with BS 5839-1 should be installed in the common areas of each block (staircase, common corridors / lobbies and ancillary areas). The primary use of this FADS is to:

- Integrate with and / or control / monitor other safety systems.
- Evacuate ancillary areas.

8.3 Emergency Lighting

Emergency Lighting should be designed and installed in accordance with BS 5266-1&7 in the common areas of the block (including ancillary areas).

8.4 Emergency Escape Signage

Every doorway or other exit providing access to a means of escape, other than exits in ordinary use (e.g. main entrances), should be distinctively and conspicuously marked by an exit sign in accordance with BS ISO 3864-1 and BS 5499-4.

Escape route signage should be provided to include directions outside the building to the Fire Muster Point (FMP).

8.5 Sprinkler System

As the height of the topmost storey in each block is less than 11m, AD B does not stipulate a sprinkler system for the blocks as a minimum.

On this basis, sprinklers will not be included within the block if flats.

8.6 Smoke Ventilation

The primary aim of smoke control in residential buildings is to protect the staircase enclosure.

The common corridors will also be provided with natural smoke ventilation, in line with Diagram 3.7a) of AD B (as described in Section 8.9). At this stage, it is expected that each staircase lobby will be provided with natural smoke ventilation, in the form of a 1.5m^2 smoke shaft.

Each stair enclosure should also include an AOV achieving a free area of 1.0m^2, sited above the staircase.

8.7 Travel Distance

Travel distance limitations in accordance with AD B are presented in Table 8 below.

Area	Travel Distance (m) (single direction)	Travel distance (m) (more than one direction)
Common Corridors / Lobbies	7.5	N/A
Protected Entrance Halls	9	N/A
Roof (Open to Air)	60	N/A

Table 8: Travel Distance Limitations

8.8 Escape within Residential Units

At this stage, it is expected that all flats should include protected entrance halls, although it is noted that the design for a number of flats are still in abeyance. The flats should conform with Figure 13.

All flats will be accessed via the common lobbies.

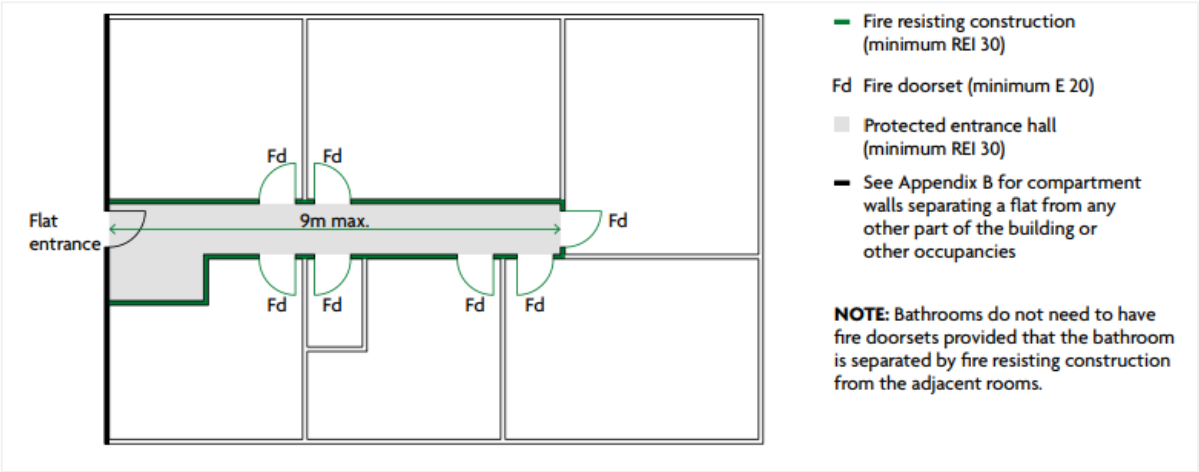


Figure 13: Protected Entrance Hall Layout

8.9 Escape from Common Parts of the Block of Flats

Within all blocks, the common parts of the building will employ a single stair building design, with ventilated common corridors separating the single stairs, in accordance with Diagram 3.7a). of AD B. The following provisions should be included in design:

1. The stair lobbies will be provided with smoke ventilation, as discussed in Section 8.6;
2. Travel distances within the common corridor will be limited to no more than 7.5m. Please see Figure 14.
3. The block does not include more than three storeys above ground;
4. The staircase will include an AOV achieving 1.0m^2 at high level in the roof;
5. The staircase will not serve any ancillary areas.

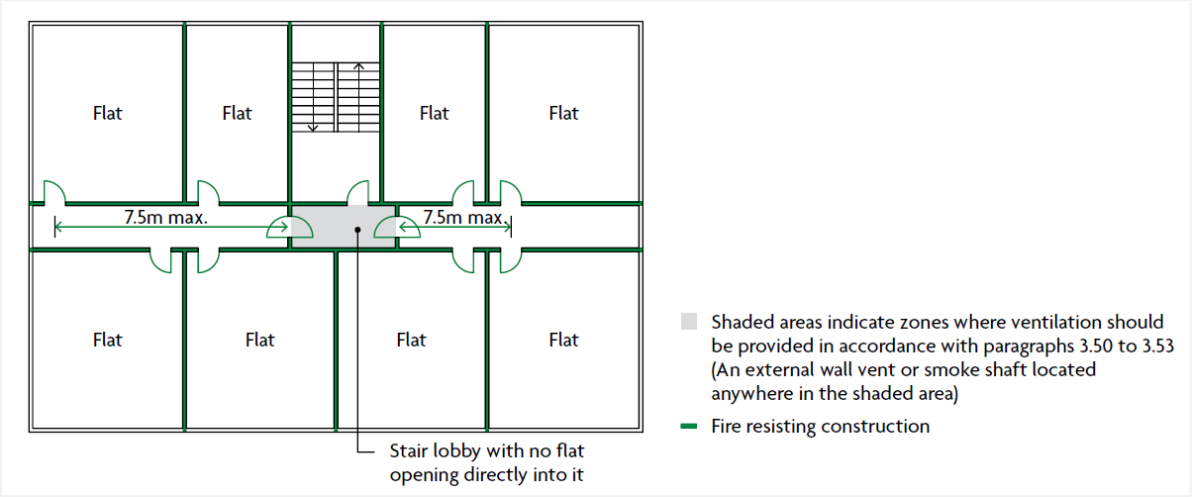


Figure 14: Lobby Access Flats

8.10 Staircases

As the blocks are less than 18m in height, firefighting shafts are not required.

Each common staircase should adhere to the following points:

1. The stairs should be enclosed in 60-minute fire resisting construction with FD30S self-closing fire doors, and be kept sterile.
2. Discharge directly to a final exit at ground floor level.
3. Conform to Approved Document K.
4. It is recommended that stairs have a minimum clear width of at least 1,000mm. Handrails and strings that do not intrude more than 100mm into these widths may be discounted when calculating the common stair width. Please note that Approved Document K may be more onerous.
5. All stairs should be constructed of materials achieving class A2-s3, d2, or better.
6. Access hatches for service risers will be designed as fire-resisting doors, fitted into fire-resisting walls.

8.11 Access to the Roof

If access is required to the roof for maintenance, then the following should be adhered to:

1. The roof should only be accessed by trained staff for maintenance/repairs.
2. The travel distance should not exceed 60m from the most remote part of the roof to an exit.
3. Sounders/strobes should be positioned at the roof level to provide early warning in the event of a fire.
4. A risk assessment / 'permit to work' scheme should be employed before anyone occupies the roof, to ensure suitable access/egress is facilitated at all times.

8.12 Ancillary Areas

Ancillary accommodation covers all those parts of buildings containing flats or maisonettes, that are ancillary to the dwellings. It includes engineering services and such accommodation as common amenity areas, refuse rooms and covered car parks.

Ancillary accommodation generally presents a greater fire hazard than the dwellings themselves, because the accommodation might only be visited occasionally and is thus not under regular surveillance. In this building, ancillary accommodation should either:

1. Be accessed directly from outside with no internal connection: or,
2. If the ancillary accommodation does connect with the building, the room should be afforded with a 60-minute fire resisting lobby with a minimum of 1.0m^2 permanent ventilation.

8.13 Service Risers

Each service riser should adhere to the following points:

1. Be enclosed in 60-minute fire resisting construction.
2. Have a FD30S 'keep locked shut' (KLS) fire doors at every level.
3. Only be used for service distribution, and never used for storage.
4. Be in accordance with BS 8313.

8.14 Doors

The doors on the means of escape should not be fitted with a lock, latch or bolt fastening.

Door widths are to be a minimum of 750mm based upon the proposed occupancies, unless specified otherwise within the report. These widths may need to be increased based on the guidance in Approved Document M.

Doors serving areas infrequently used (i.e., service risers, storerooms, plantrooms, etc.) should be kept locked shut.

8.15 Dimensions of Escape Routes

All escape routes should have a clear headroom of not less than 2m (except for door frames).

The width of escape doors should be no less than 750mm. This width may need to be increased based on the guidance in Approved Document M.

8.16 Provisions of Refuges

There is generally no requirement for a refuge space in a block of flats with a 'stay put' policy. This is due to the building being afforded with a high level of compartmentation which allows an occupant to remain in a non-fire affected flat.

A Personal Emergency Evacuation Plan (PEEP) will need to be developed for any resident with reduced mobility as part of the management strategy.

A management strategy will need to be developed for the accommodation, by the owner / building management and this should incorporate details of how the buildings comply with the requirements of the Equality Act 2010. It is recommended that an Access Consultant is appointed to address the requirements of the Equality Act 2010.

8.17 External Escape

There should be hard standing ground conformant with Approved Document M, with full pedestrian access from all final exit doors to the nominated Fire Muster Point (FMP) or highway.

Any gates or security provisions on the external escape route should be freely openable via a push-bar mechanism.

All external escape routes should not pass within 1.8m of the building elevations unless the building façade achieves 60 minutes fire resistance, including fire resisting (integrity and insulation) fixed shut glazing, or escape is possible in two directions along the building façade.

Please see Figure 15 for a depiction of the options available for external escape away from the building.

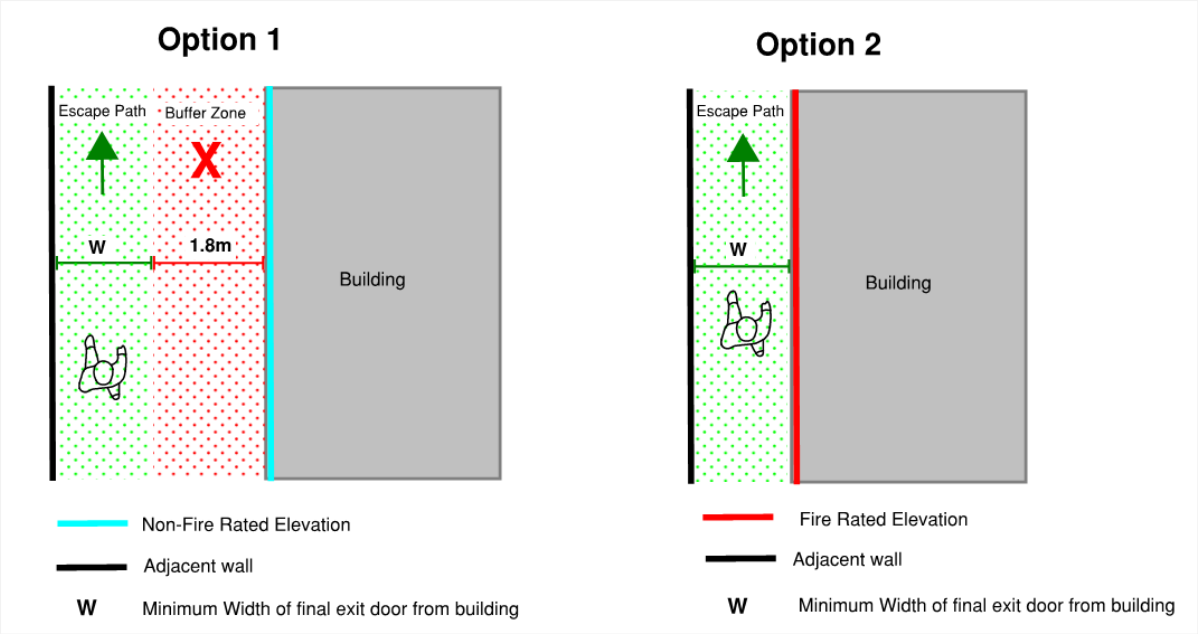


Figure 15: External Escape Routes

9 INTERNAL FIRE SPREAD (LININGS) – BLOCKS OF FLATS

9.1 Classification of Linings

Restrictions are placed on the wall and ceiling lining materials within certain areas of buildings. This is to limit the spread of fire and production of smoke in those specific areas. The surface lining of the ceilings and walls should meet the classifications shown in Table 9.

Classification of Linings	
Location	European class
Small rooms of area not more than: a) $4m^2$ in residential accommodation. b) $30m^2$ in non-residential accommodation.	D-s3, d2
Other rooms Circulation spaces within dwellings	C-s3, d2
Other circulations spaces, including the common areas of blocks of flats	B-s3, d2
Notes For the purposes of this requirement, a wall does not include any of the following; 1. Doors and door frames. 2. Window frames and frames in which glazing is fitted. 3. Architraves, cover moulds, picture rails, skirtings and similar narrow members. 4. Fireplace surrounds, mantle shelves and fitted furniture. Note: Parts of walls in rooms may be of lower performance than stated in Table 9, but no worse than class D-s3, d2. In any one room, the total area of lower performance wall lining, should be less than an area equivalent to half of the room's floor area, up to a maximum of $20m^2$ of wall lining. For the purposes of this requirement, a ceiling does not include any of the following; 1. Trap doors and their frames. 2. The frames of windows or rooflights and frames in which glazing is fitted. 3. Architraves, cover moulds, picture rails, exposed beams and similar narrow members.	

Table 9: Classification of Linings

10 INTERNAL FIRE SPREAD (STRUCTURES) – BLOCKS OF FLATS

10.1 Introduction

Unless stated otherwise, the fire resistance levels within this report are specified as R/E/I, where;

- Resistance to collapse (loadbearing capacity), which applies to loadbearing elements only, denoted 'R' in the European classification of the resistance to fire performance.
- Resistance to fire penetration (integrity), denoted 'E' in the European classification of the resistance to fire performance.
- Resistance to the transfer of excessive heat (insulation), denoted 'I' in the European classification of the resistance to fire performance.

The fire resistance rating should be tested to the relevant part of BS 476, or the relevant part of BS EN 13501.

10.2 Loadbearing Elements of Structure

The blocks' heights are more than 5m, but less than 11m. Therefore, all elements of structure require at least 60-minute fire protection.

An element of structure is any member forming part of the structural frame of a building or any other beam of column.

The structure that supports only a roof, should have fire resistance if the roof:

- Forms part of a means of escape; or
- Functions as a floor, e.g., as a car park; or
- Is part of a portal frame structure where the roof and the supporting stanchions form a single element of structure; or
- Is integral to the stability of a fire-resisting external wall.

10.3 Compartmentation

The fire resistance rating should be tested to the relevant part of BS 476 or the relevant European Standard. A summary of the compartmentation strategy is presented in Table 10 and Table 11.

Building element	Minimum fire resistance rating (mins)	Method of exposure
Compartment floors (all floors)	60 REI	From underside
Compartment walls (flats)	60 REI	Each side separately
Compartment walls (common corridors / lobbies)	60 REI	Each side separately
Protected entrance hallways	30 REI	Each side separately
Protected shafts (staircases)	60 REI	Each side separately
Protected shafts (service risers)	60 REI	Each side separately
Ancillary rooms	60 REI	Each side separately
Separation to Car Parking (Floors)	120 REI	From underside
Separation to Car Parking (Walls)	120 REI	Each side separately
Cavity barriers	30 E, 15 I	Each side separately
External walls (>1m from boundaries)	60 REI	From inside the building
External walls (<1m from boundaries)	60 REI	Each side separately

Table 10: Compartmentation

10.4 Fire Doors

Fire doors must be provided in all fire rated enclosures in accordance with:

- BS 476-22 or BS EN 1634-2 (fire resistance)
- BS 476-31 or BS EN 1634-3 (smoke leakage) ("S" denotes smoke seals)
- BS 8214 (Fire door sets)
- BS EN 1634 and BS EN 1154 (Self-closing devices)

It is recommended that all fire door set are installed by a TRADA registered professional. A summary of the fire door requirements is presented in Table 11.

Door Locations	Minimum fire resistance of door (min)	Smoke seal (S)	Self-closing
Residential flat front doors	FD30S	Yes	Yes
Protected entrance hall doors	FD30	No	No
Staircase doors	FD30S	Yes	Yes
Common corridor / lobby doors	FD30S	Yes	Yes
Service riser doors	FD30S	Yes	KLS(1)
Ancillary Rooms	FD60S	Yes	KLS(1)
Notes 1. Keep locked shut.			

Table 11: Fire Door Rating

10.5 Compartment Floors

Due to the purpose group of the building, all floors should be constructed as compartment floors achieving the same fire resistance as elements of structure. This includes the floors in the riser cupboards.

10.6 Protected Shafts

All shafts (staircases, service risers) penetrating floors should be constructed as protected shafts achieving the same fire resistance as elements of structure.

10.7 Compartment Walls

Each flat, ancillary area, common corridor and staircase should represent an effective independent fire compartment.

All fire-resisting walls and associated partitions should be continued up to the structural soffit of the above compartment floor level, or the roof level to form complete compartmentation.

10.8 Junction of Compartment Wall and Roof

If a fire penetrates a roof near a compartment wall, there is a risk that it could spread over the roof to the adjoining compartment. To reduce this risk, a zone of the roof 1,500mm on either side of the junction with a compartment wall should have a covering of BROOF(t4) on a substrate or deck of material of class A2-s3, d2 or better.

As the building height is less than 15m in height, combustible insulation (e.g., PIR, thermoplastic) should not be carried over the compartment wall. Where combustible insulation forms part of the B_{ROOF}(t4) roof system, the combustible insulation should incorporate a band of material rated Class A2-s3, d2 or better, a minimum of 300mm in width, centred over the compartment wall. However, thermosetting cores can be used without a 300mm band of material of class A2-s3, d2 or better.

The Designer should refer to Section 5 of AD B for further information. Please see Figure 16 for a depiction of this provision.

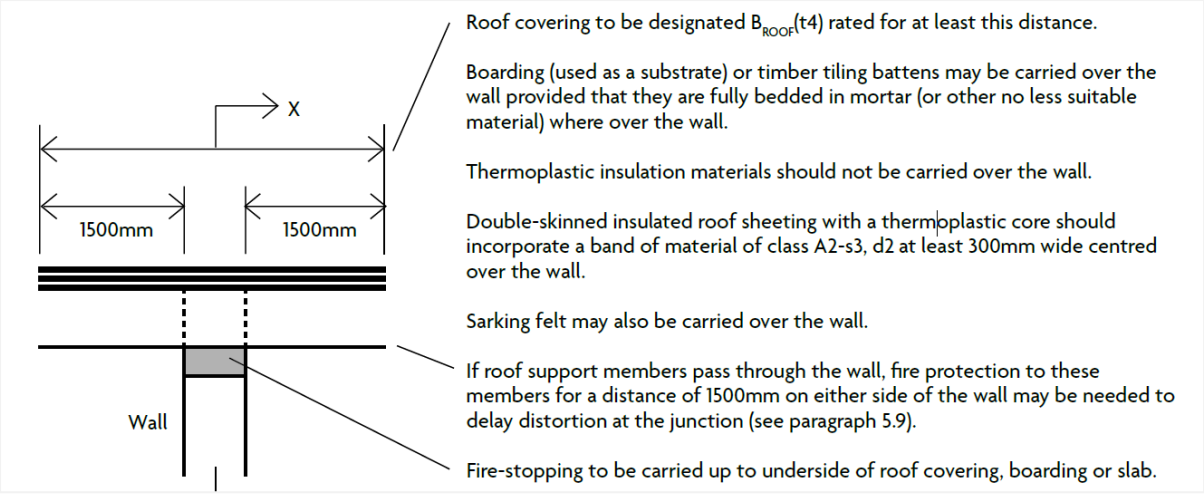


Figure 16: Compartment Wall & Roof Junction (Diagram 5.2[b] AD B)

10.9 Fire Stopping

If the fire separating element is to perform as intended, every joint or imperfect fit, or opening to allow services to pass through the element, should be adequately protected by sealing or fire stopping so that the fire resistance of the element is not impaired. The method of fire stopping should have equal fire resistance to the element or construction it passes through.

The Designer should refer to Section 5 of AD B and ASFP Red Book: Fire Stopping And Penetration Seals For The Construction Industry published by the Association of Specialist Fire Protection for further information.

10.10 Re-entry of Fire between Compartment Walls on Corner Junctions

For façade design, fire-resisting glazed elements may be used at appropriate locations to minimize the risk of fire spread in the same building from floor to floor, or on the same floor across re-entrant corners, by preventing flame break-out and break-in. The distance for the application of fire-resisting glazing either side of such a re-entrant corner should be 1.8m.

Therefore, where the internal angle of a corner in the façade is 130 degrees or less, at least one wall should be fire-resisting (integrity & insulation) for a distance of 1.8m. The fire resistance should be at least 60 minutes. Please see Figure 17 for a depiction of this provision.

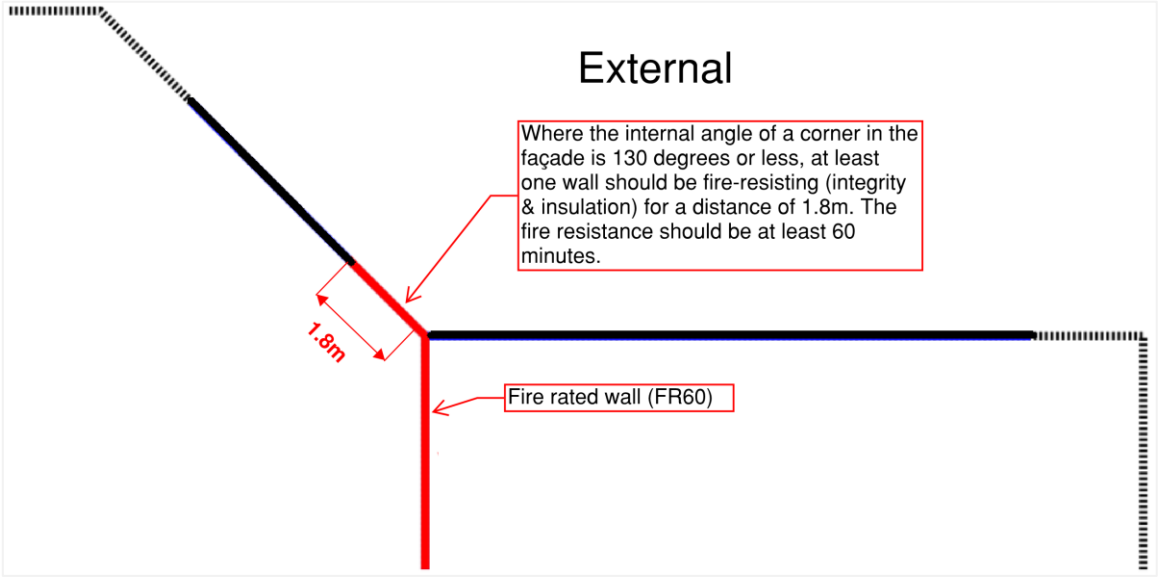


Figure 17: Re-entry of Fire between Compartment Walls on Corner Junctions

10.11 Protection of Protected Stairs from External Fire

With some configurations of external walls, a fire in one part of a building could subject the external wall of a protected stairway or escape corridor to heat. If the external wall of the protected stairway or escape corridor has little fire resistance, there is a risk that this could prevent the safe use of the escape route.

Therefore, if a protected staircase or escape corridor projects beyond, or is recessed from, or is in an internal angle of, the adjoining wall of the building or a projecting balcony, then the distance between any unprotected area in the external enclosure of the building and any unprotected area in the enclosure to the stairway or corridor should be at least 1,800mm. Please see Figure 18.

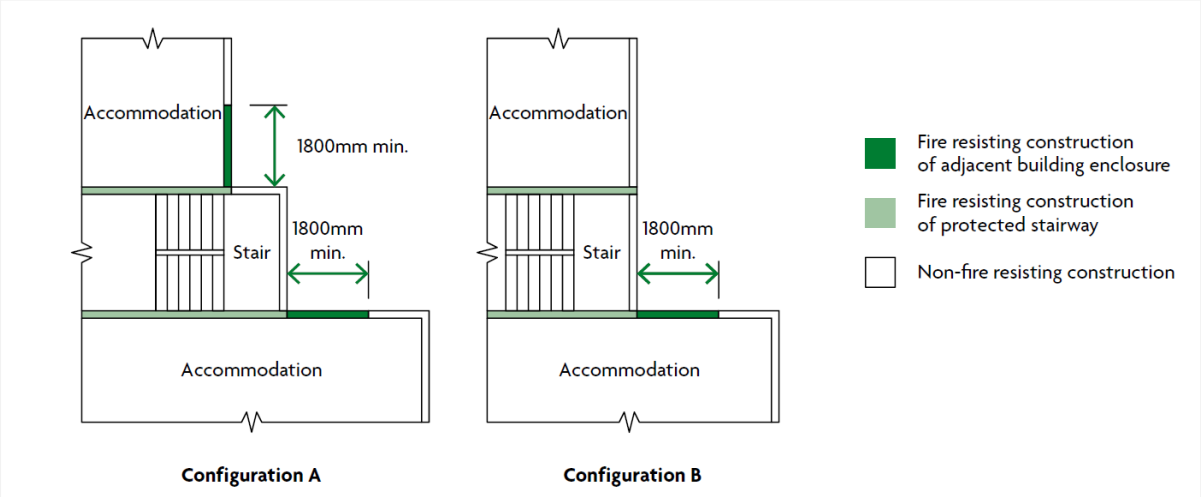


Figure 18: Protection of Escape Routes from External Fire

10.12 Protection of Ductwork

Ductwork should not help to transfer fire and smoke through the building. Ductwork passing through compartment/fire-resisting walls should be either contained within fire-resisting construction or provided with fire and smoke dampers.

Ductwork and dampers should have fire resistance equal to the element of fire resisting construction that it passes through. Fire resisting ductwork should be employed in common stairs as fire dampers are not suitable for common escape stairs.

10.13 Concealed Spaces and Cavity Barriers

Concealed spaces or cavities in the construction of the building provide a ready route for smoke and flame spread, especially in voids above and below ceilings / floors. As the smoke or flames would be concealed, it presents a greater danger because smoke may be transported some distance from the fire.

Cavity barriers should be located in accordance with Diagram 8.1 of AD B.

11 EXTERNAL FIRE SPREAD – BLOCKS OF FLATS

11.1 External Wall Construction

11.1.1 General

The external walls of a building should not provide a medium for fire spread, if that is likely to be a risk to the health and safety of the users and occupants of the building. Combustible materials and cavities in external walls and attachments to them can present such a risk, particularly in tall buildings. The guidance in this section is designed to reduce the risk of vertical fire spread as well as the risk of ignition from flames coming from adjacent buildings.

11.1.2 Regulation 7(2)

Regulation 7 of the Building Regulations 2010 (as amended to date) was updated in 2018 to include amendments to materials and workmanship. Regulation 7(4) classified a building with a storey at least 18m above the ground level and which contains one or more dwelling as a "Relevant Building". The proposed blocks are not "Relevant Buildings" as defined by Regulation 7(4). However, the height threshold for combustible external wall materials has also been lowered to 11m as part of June 2022 amendments to AD B.

Considering the above, it is Solas Realta's opinion that the design should only include external walls and specified attachments meeting the requirements of Regulation 7(2) throughout, as this is the clearest way of achieving compliance with the functional requirements listed under Part B4 of the Building Regulations 2010 (as amended to date). For clarity, all materials should achieve a classification of A2-s1, d0 or better, in accordance with BS EN 13501, subject to the exemptions listed in Regulation 7(3).

An external wall that does not meet a 'Relevant Building' standard is likely to cause an elevated risk to people and property, possible approval issues, and potentially limitations in relation to selling the properties, or gaining insurance due to the likelihood of the buildings needing an EWS1 Form or equivalent survey. It is imperative that the above is discussed with the relevant stakeholders and the nominated EWS1 consultant (if appointed).

Although exempt from the requirement of Regulation 7(2), any membranes utilised in above-ground construction should achieve a classification of B-s3, d2 or better.

11.1.3 Regulation 7(1A)

Regulation 7 of the Building Regulations 2010 (as amended to date) was also updated in 2022 to include a ban on metal composite materials in all buildings. Regulation 7(1A) indicates that metal composite materials cannot become part of an external wall system for any building of any height.

Relevant metal composite materials are defined as any panel or sheet, having a thickness of no more than 10mm which is composed of a number of layers two or more of which are made of metal, alloy or metal compound and one or more of which is a substantial layer mate of a material having a gross calorific value of more than 35MJ/kg when tested in accordance with BS EN ISO 1716. A substantial layer is defined as a layer which is at least 1mm thick or has a mass per unit area of at least 1kg/m.

11.1.4 Fire Resisting External Walls

Any part of an external wall which has less fire resistance that the required structural fire resistance (60 minutes) is considered to be an unprotected area. An example of an unprotected area could be a window. The percentage of unprotected areas allowed are given in Section 11.3.

11.2 Roof Coverings

The performance of the resistance of roofs to external fire exposure is measured in terms of penetration through the roof construction and the spread of flame over its surface.

A roof is defined as having a slope less than 70° to the horizontal plane. Any part of a roof greater than 70° to the horizontal plane, will be classified as forming part of the wall. For example, parapets on external walls are classified as part of the wall.

Roof constructions are classified within the European system as $B_{ROOF}(t4)$, $C_{ROOF}(t4)$, $D_{ROOF}(t4)$, $E_{ROOF}(t4)$ or $F_{ROOF}(t4)$ in accordance with BS EN 13501-5. $B_{ROOF}(t4)$ indicates the highest performance and $F_{ROOF}(t4)$ the lowest.

The roof construction should meet European Class $B_{ROOF}(t4)$.

11.3 Space Separation

To prevent the risk of external fire spread from one building to another, the amount of unprotected area that is allowed on an elevation should be limited, or the separating distance should be sufficient so as to reduce the risk of excessive radiation causing fire spread. Please see Figure 19 for a depiction of the principles of space separation.

The boundary that a wall faces is the relevant boundary. It may be one of the following:

- The site boundary.
- The centre line of a space where further development is unlikely, such as a road, railway, canal or river.
- An assumed notional boundary between two buildings on the same site.

A figure depicting the approximate block footprint, along with the proposed numbering convention for the elevations, has been provided in Figure 20.

An assessment has been carried out using the guidance in BR 187. The radiation intensity used at the unprotected area (elevation) will be 84kW/m^2 for residential areas (Flats) and 168kW/m^2 for the ancillary rooms.

All solid external wall areas should be designed to achieve a fire resistance of 60-minutes.

Please see Table 12 for an assessment of space separation. Table 12 has taken the largest enclosing rectangle for each elevation in accordance with Figure 20. The only permitted openings within otherwise fully fire-rated external walls are small openings conforming to Figure 20.

A comprehensive assessment should be carried out post planning.

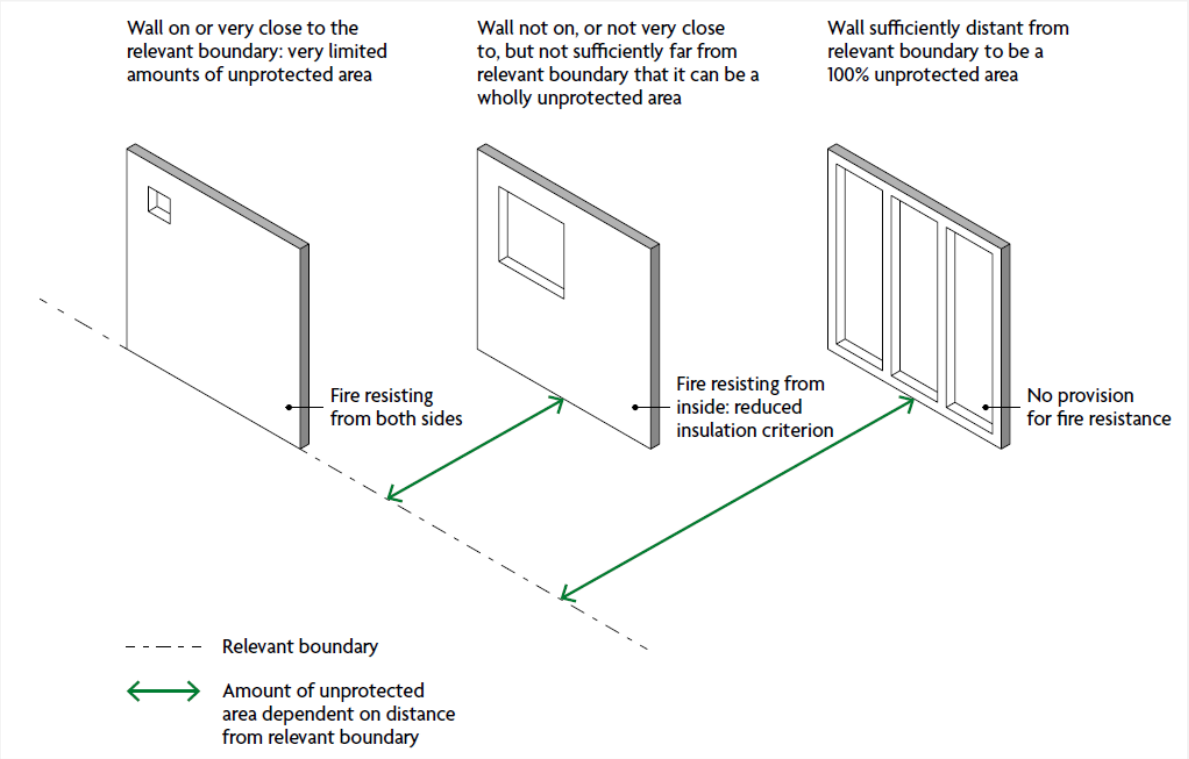


Figure 19: Principles of Space Separation

Elevation	Enclosing rectangle (H × W)	Minimum Boundary Distance Required for 100% Unprotected (m)	Actual Boundary Distance (m)	Unprotected % Allowed	Maximum Unprotected Area Allowed Per Compartment (m^2) (1)
Residential areas - 84kW/m^2					
A1	3m x 12m	3.5	2.0	50	18.0
A2	3m x 12m	3.5	>3.5	100	All
A3	3m x 12m	3.5	>3.5	100	All
A4	3m x 12m	3.5	>3.5	100	All
B1	3m x 12m	3.5	>3.5	100	All
B2	3m x 12m	3.5	>3.5	100	All
B3	3m x 12m	3.5	2.0	50	18.0
B4	3m x 12m	3.5	>3.5	100	All
C1	3m x 12m	3.5	>3.5	100	All
C2	3m x 12m	3.5	>3.5	100	All
C3	3m x 12m	3.5	2.0	50	18.0
C4	3m x 12m	3.5	>3.5	100	All
D1	3m x 12m	3.5	2.0	50	18.0
D2	3m x 12m	3.5	>3.5	100	All
D3	3m x 12m	3.5	>3.5	100	All
D4	3m x 12m	3.5	>3.5	100	All

Notes

1. The unprotected areas allowed should be evenly distributed along the elevation.

Table 12: Space Separation Assessment

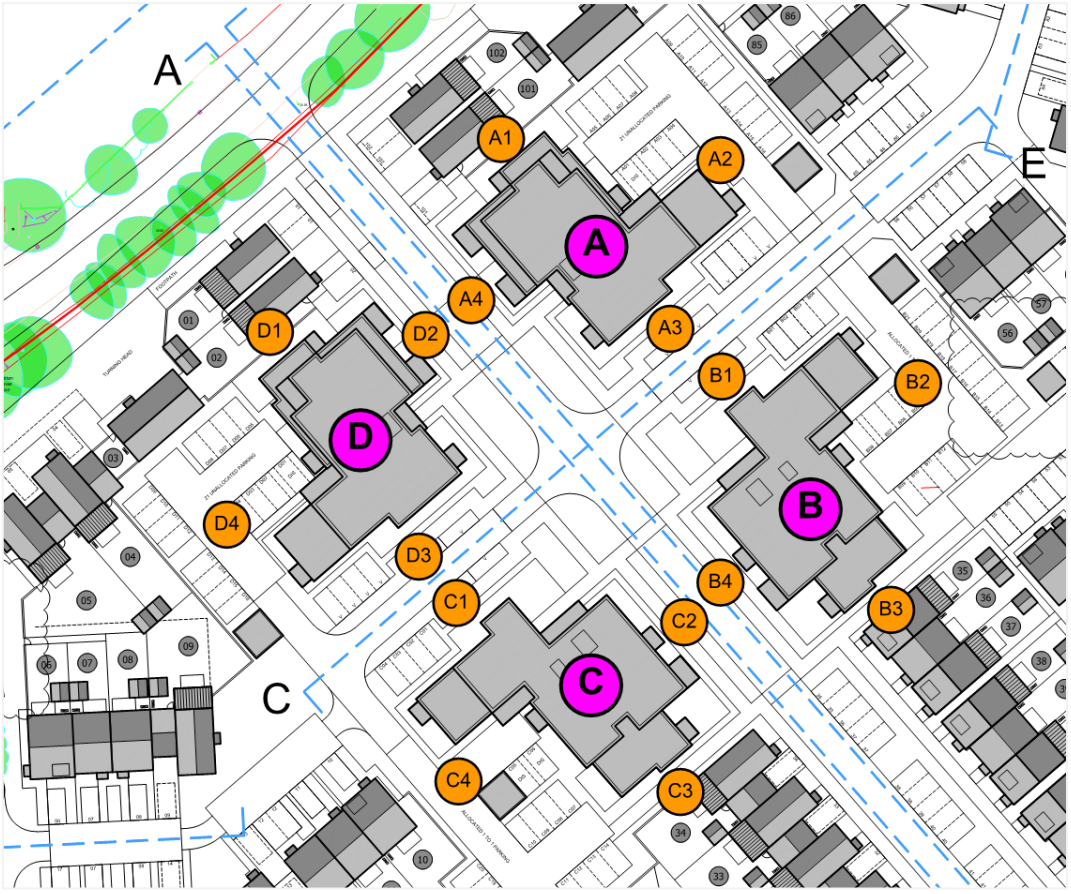


Figure 20: Elevation Identification

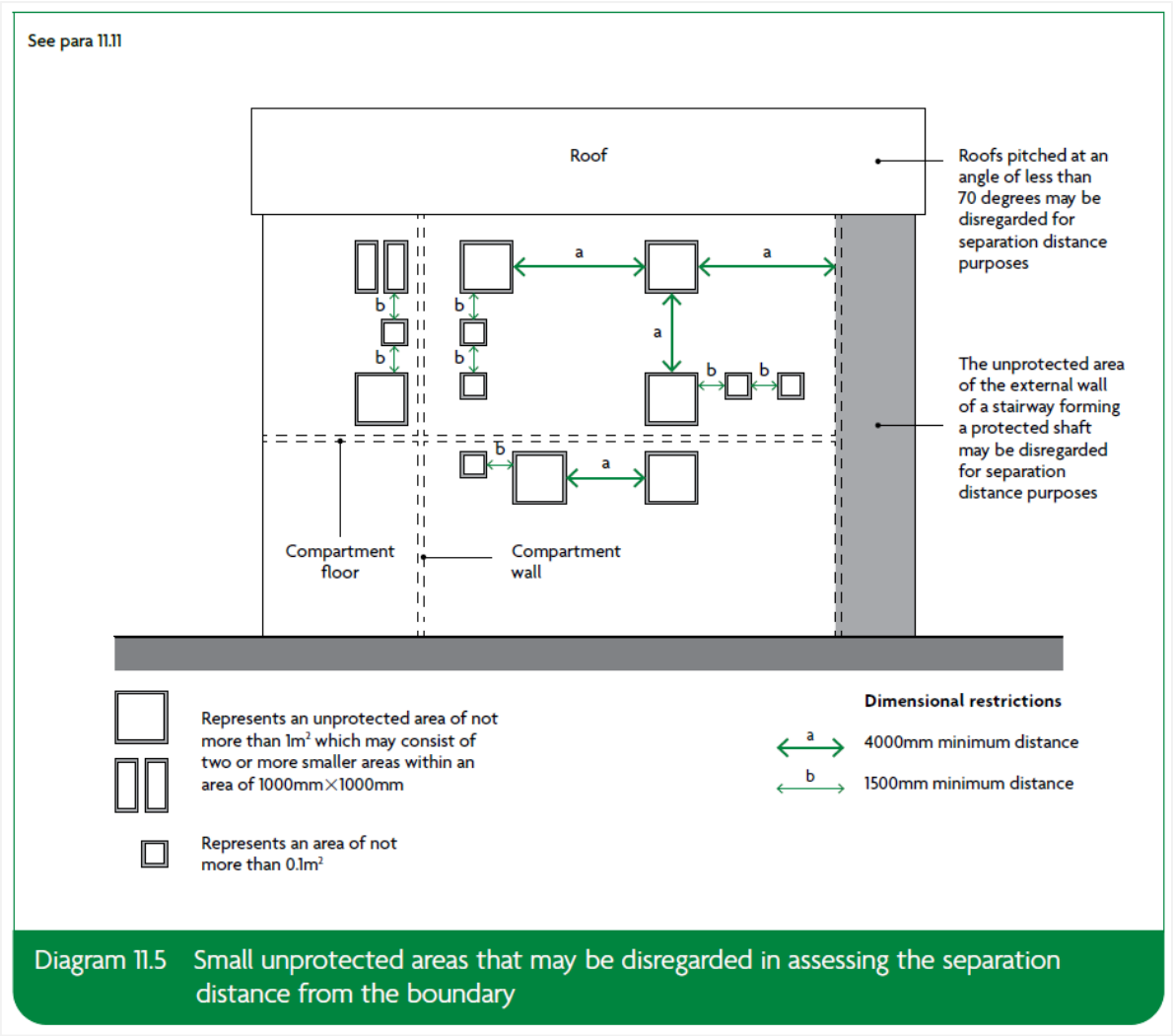


Figure 21: Small Unprotected Areas that may be Disregarded in Assessing the Separation Distance from the Boundary

12 ACCESS & FACILITIES FOR THE FIRE SERVICE – BLOCKS OF FLATS

12.1 Vehicle Access

Access to the building will be provided via Kings Copse Avenue, which provides onward access via the proposed site roads.

There should be vehicle access for a pumping appliance to the block of flats to within 45m of all points within each dwelling. The measurement on the drawing plans indicates that this is not achievable; therefore, a dry riser main should be provided within the single stair serving each block.

Pump appliance access route should be provided within 18m and line of sight of the dry rising main inlet valve.

Any access/security measures in and around the site (especially any bollards preventing vehicle access) should be by-passable by the Fire Service. The details of the bypass arrangements should be developed and agreed with the Fire Service as applicable.

Turning facilities should be provided in any dead-end access route that is more than 20m long.

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
Notes 1. Fire appliances are not standardised. The building control body may, in consultation with the local Fire and Rescue Service, use other dimensions.						

Table 13: Typical Fire Service Access Route Specification

12.2 Access into the building for Fire Fighting Personnel

There should be vehicle access for a pumping appliance to a block of flats to within 45m of all points within each dwelling. This is not achievable; therefore, for each block, a dry rising main should be designed, installed and maintained in accordance with BS 9990, and comprise of:

1. An independent dry riser inlet box positioned adjacent to the entrance to the building, conspicuous to the Fire Service on arrival.
2. Vehicle access for a pumping appliance should be to within 18m of the dry riser inlet connection, measuring along a route suitable for hose laying.
3. Dry riser outlet valves should be positioned at each fully landing in the staircase.
4. The horizontal section of water main connecting the inlet point to the dry riser should not exceed 18m.

Firefighting operations will be provided via the normal circulation routes i.e., protected staircase and common corridors, supported by the dry rising main provided within the common staircase.

All parts of the building should be reached with 45m along a route suitable for laying hose from a dry riser outlet valve or within 45m from the vehicle parking locations, on a route suitable for laying house (for any ground floor ancillary areas accessed from the outside).

12.3 Fire Hydrants or Other Water Supplies

There should be a fire hydrant within 90m of the dry riser inlet points, measuring along a route suitable for hose laying. The fire hydrants should be clearly indicated by a plate, affixed nearby in a conspicuous position in accordance with BS 3251.

Please see indicative locations of proposed fire hydrant depicted on the site plan in Appendix A.

13 APPENDIX A / SITE PLAN WITH INDICTIVE HYDRANT LOCATIONS

H Indicative Hydrant Location

North west boundary elevation

North boundary elevation

East boundary elevation

West boundary elevation

South boundary elevation

A

B

C

D

E

F

Notes

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3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval	
X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
A	Issued for Information [First Issue]	MW	16.11.23	HJG	16.11.23

N

Site Plan 1:500 @ A1

1:500 10 0 10 20 30 40 50m

10 0 10 20 30 40 50 60 70 80 90

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue

Drawing title
Proposed Site Plan

Drawn	Date	Checked	Date	Scale at A1
JDM	JUNE 25	HJG	JUNE 25	1:500

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	ZZ	XX	DR	A	0003	P16

Purpose of Issue
FOR COMMENT

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14 APPENDIX B / MEANS OF ESCAPE OVERVIEW (DWELLINGHOUSES)

Plot	House Type	Means of Escape Summary	Structural Fire Resistance (min)	Notes
1	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
2	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
3	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
4	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
5	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
6	B3 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
7	B3 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
8	B3 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
9	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
10	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
11	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
12	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
13	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
14	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
15	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
16	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
17	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
18	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
19	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
20	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
21	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
22	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
23	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
24	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
25	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
26	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
27	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
28	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
29	C1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
30	C1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
31	C1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
32	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	

33	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
34	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
35	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
36	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
37	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
38	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
39	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
40	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
41	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
42	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
43	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
44	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
45	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
46	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
47	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
48	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
49	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
50	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
51	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
52	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
53	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
54	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
55	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
56	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
57	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
58	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
59	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
60	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
61	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
62	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
63	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
64	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
65	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
66	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
67	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
68	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	

69	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
70	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
71	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
72	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
73	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
74	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
75	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
76	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
77	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
78	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
79	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
80	J1		30 (60 for party walls)	
81	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
82	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
83	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
84	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
85	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
86	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
87	B2 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
88	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
89	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
90	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
91	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
92	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
93	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
94	H1 4b8p	Protected stair serving all habitable rooms	30 (60 for party walls)	
95	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
96	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
97	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
98	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	
99	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
100	C1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
101	F1 3b6p	Protected stair serving all habitable rooms	30 (60 for party walls)	
102	A1 2b4p	Protected stair serving all habitable rooms	30 (60 for party walls)	

Table 14: Means of Escape Overview / Dwellinghouse

15 APPENDIX C / B5 FIRE SERVICE ACCESS ASSESSMENT (DWELLINGHOUSES)

15.1 Spreadsheet Overview of Fire Service Hose Distance Assessment

Plot	Hose Distance Assessment	Satisfactory
1	<45m	Yes
2	<45m	Yes
3	<45m	Yes
4	<45m	Yes
5	<45m	Yes
6	<45m	Yes
7	<45m	Yes
8	<45m	Yes
9	<45m	Yes
10	<45m	Yes
11	<45m	Yes
12	<45m	Yes
13	<45m	Yes
14	<45m	Yes
15	<45m	Yes
16	<45m	Yes
17	<45m	Yes
18	<45m	Yes
19	<45m	Yes
20	<45m	Yes
21	<45m	Yes
22	<45m	Yes
23	<45m	Yes
24	<45m	Yes
25	<45m	Yes
26	<45m	Yes
27	<45m	Yes
28	<45m	Yes
29	<45m	Yes
30	<45m	Yes
31	<45m	Yes
32	<45m	Yes
33	<45m	Yes
34	<45m	Yes
35	<45m	Yes
36	<45m	Yes
37	<45m	Yes
38	<45m	Yes
39	<45m	Yes
40	<45m	Yes
41	<45m	Yes
42	<45m	Yes
43	<45m	Yes
44	<45m	Yes
45	<45m	Yes
46	<45m	Yes
47	<45m	Yes
48	<45m	Yes
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91	<45m	Yes
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93	<45m	Yes
94	<45m	Yes
95	<45m	Yes
96	<45m	Yes
97	<45m	Yes
98	<45m	Yes
99	<45m	Yes
100	<45m	Yes
101	<45m	Yes
102	<45m	Yes

Note: Tracking and turning facilities are needed for some dwellinghouses to achieve 45m hose distance. Please see Section 15.2 below.

15.2 Site Plan Overview of Access for the Fire Service (B5) (Tracking Needed) - Dwellinghouses

Notes

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Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
A	Issued for Information [First Issue]	MW	16.11.23	HJG	16.11.23

North west boundary elevation

Turning Facility needed here for Fire Service. Tracking needed.

Tracking Needed for Fire Appliance.

North boundary elevation

Turning Facility needed here for Fire Service.

East boundary elevation

Tracking Needed for Fire Appliance.

Tracking Needed for Fire Appliance.

Tracking Needed for Fire Appliance.

West boundary elevation

South boundary elevation

A

B

C

D

E

F

N

Site Plan 1:500 @ A1

1:500

10 0 10 20 30 40 50m

10 0 10 20 30 40 50 60 70 80 90

Client

Eastleigh Borough Council

Job title

Kings Copse Avenue

Drawing title

Proposed Site Plan

Drawn	Date	Checked	Date	Scale at A1
JDM	JUNE 25	HJG	JUNE 25	1:500

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	ZZ	XX	DR	A	0003	P16

Purpose of Issue

FOR COMMENT

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16 APPENDIX D / INDICTIVE COMPARTMENTATION MARK-UPS

Plans 1:100 @ A1

1 0 1 2 3 4 5 6 7 8 9m

1:100

Legend:

- 30 minutes fire resistance
- 60 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door
- FD60 Fire Door
- FD60S Fire Door

Notes:

These mark-ups represent only compartmentation drawings, provided to assist with the interpretation of the Fire Safety Strategy Report. Fire resistance of loadbearing elements and external wall systems should be in accordance with the Fire Safety Strategy Report. These drawings should be read together with the Fire Safety Strategy Report.

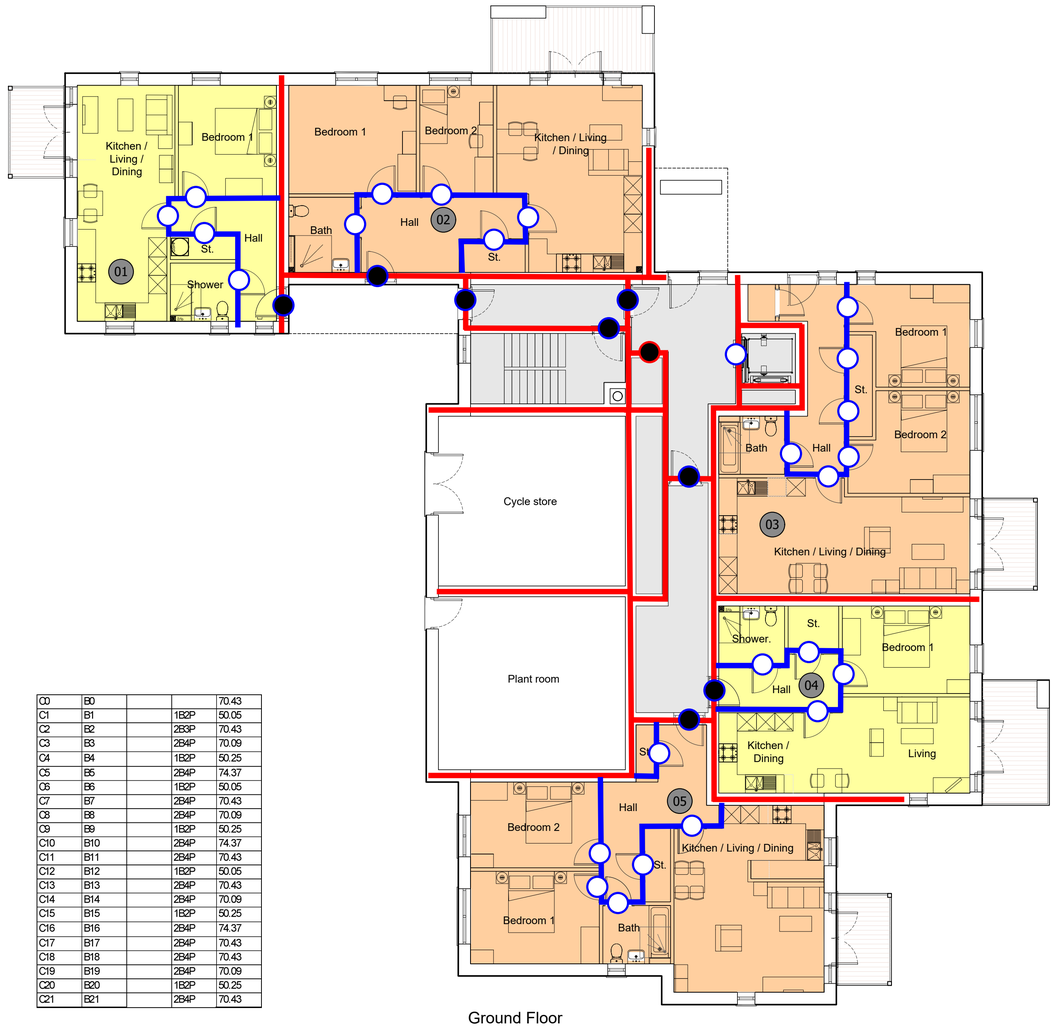
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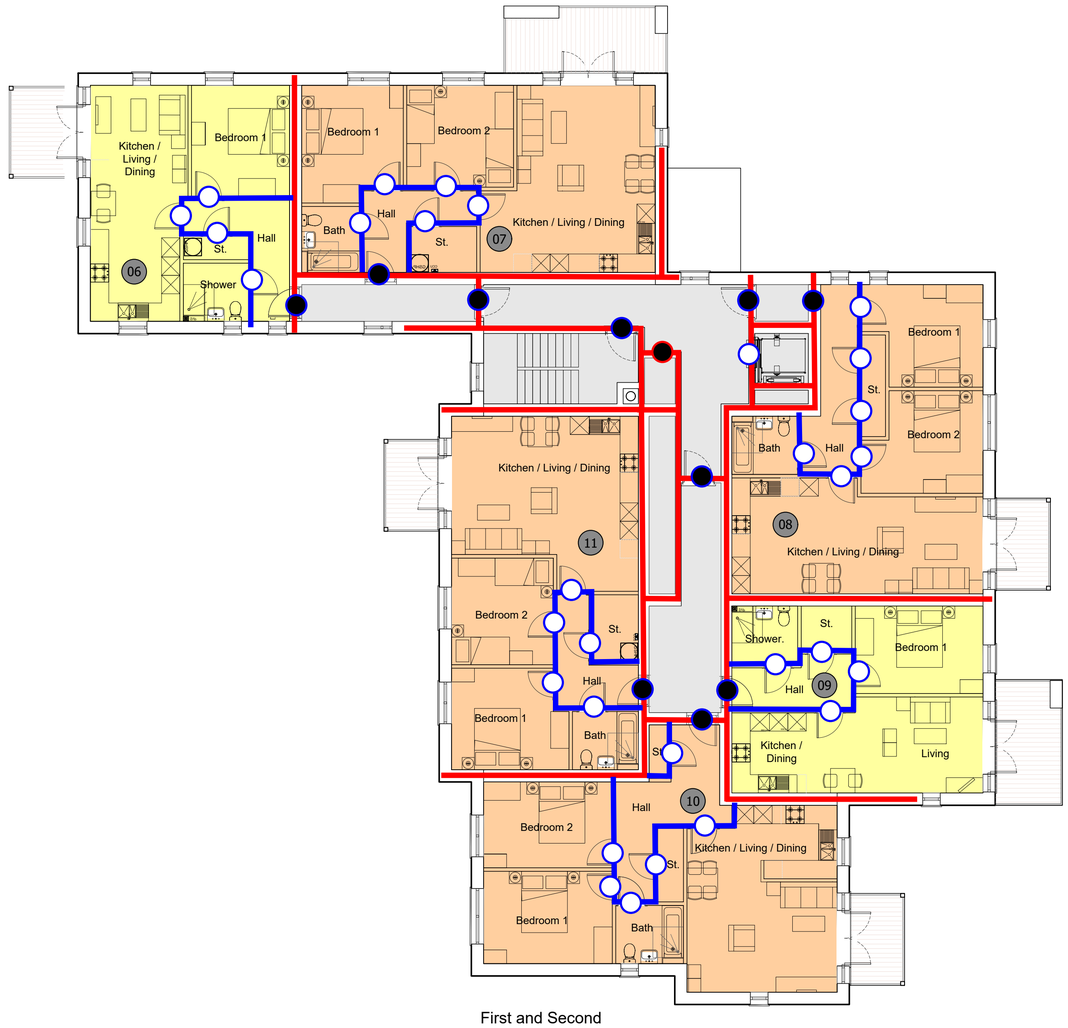
Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date



Ground Floor



First and Second Floor

C0	B0			70.43
C1	B1		1B2P	50.05
C2	B2		2B3P	70.43
C3	B3		2B4P	70.09
C4	B4		1B2P	50.25
C5	B5		2B4P	74.37
C6	B6		1B2P	50.05
C7	B7		2B4P	70.43
C8	B8		2B4P	70.09
C9	B9		1B2P	50.25
C10	B10		2B4P	74.37
C11	B11		2B4P	70.43
C12	B12		1B2P	50.05
C13	B13		2B4P	70.43
C14	B14		2B4P	70.09
C15	B15		1B2P	50.25
C16	B16		2B4P	74.37
C17	B17		2B4P	70.43
C18	B18		2B4P	70.43
C19	B19		2B4P	70.09
C20	B20		1B2P	50.25
C21	B21		2B4P	70.43

Eastleigh Borough Council

Kings Copse Avenue
Hedge End

Drawing title

Flat Plans Block C and B handed

Drawn	Date	Checked	Date	Scale at A1
TM	07/07/2025	JM	07/07/2025	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	XX	DR	A	220	P01

Purpose of Issue

PRELIMINARY

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Plans 1:100 @ A1

1 0 1 2 3 4 5 6 7 8 9m

1:100

Legend:

- 30 minutes fire resistance
- 60 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door
- FD60 Fire Door
- FD60S Fire Door

Notes:

These mark-ups represent only compartmentation drawings, provided to assist with the interpretation of the Fire Safety Strategy Report. Fire resistance of loadbearing elements and external wall systems should be in accordance with the Fire Safety Strategy Report. These drawings should be read together with the Fire Safety Strategy Report.

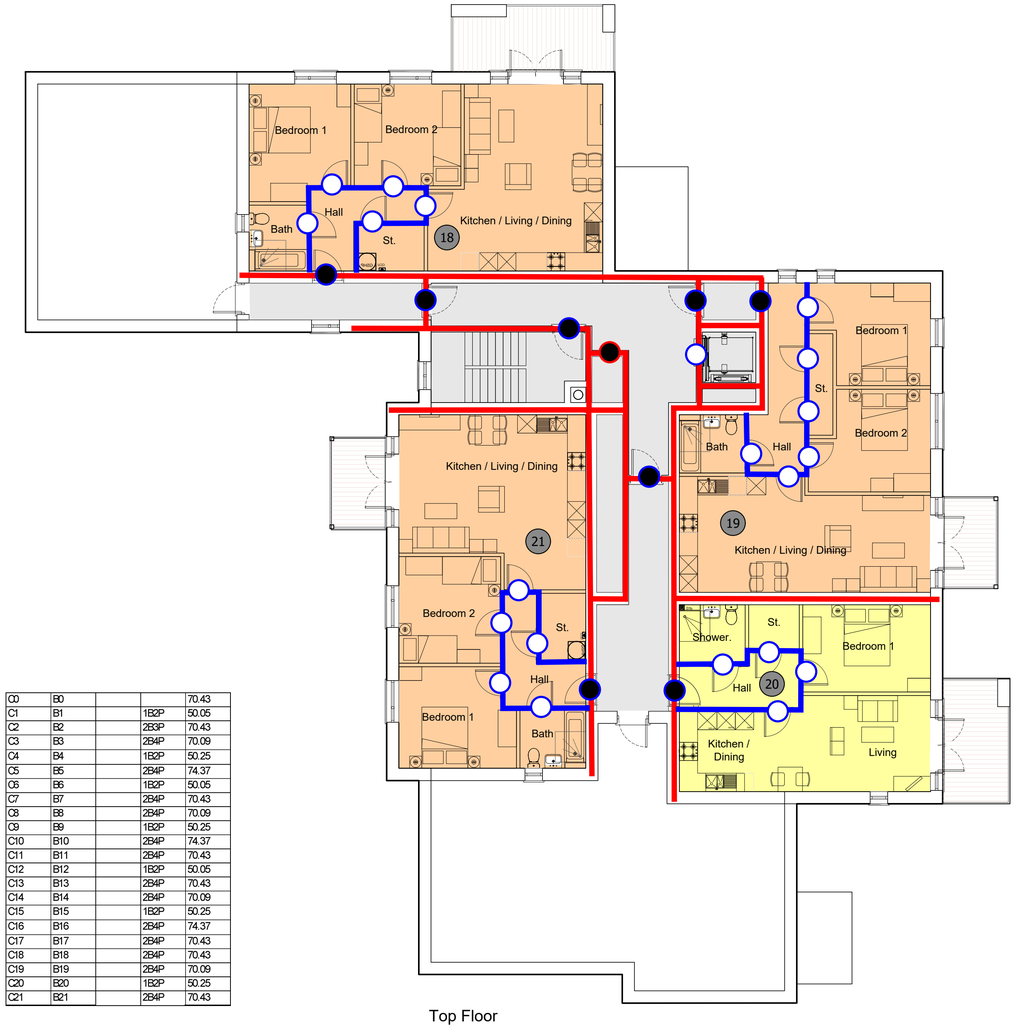
Notes

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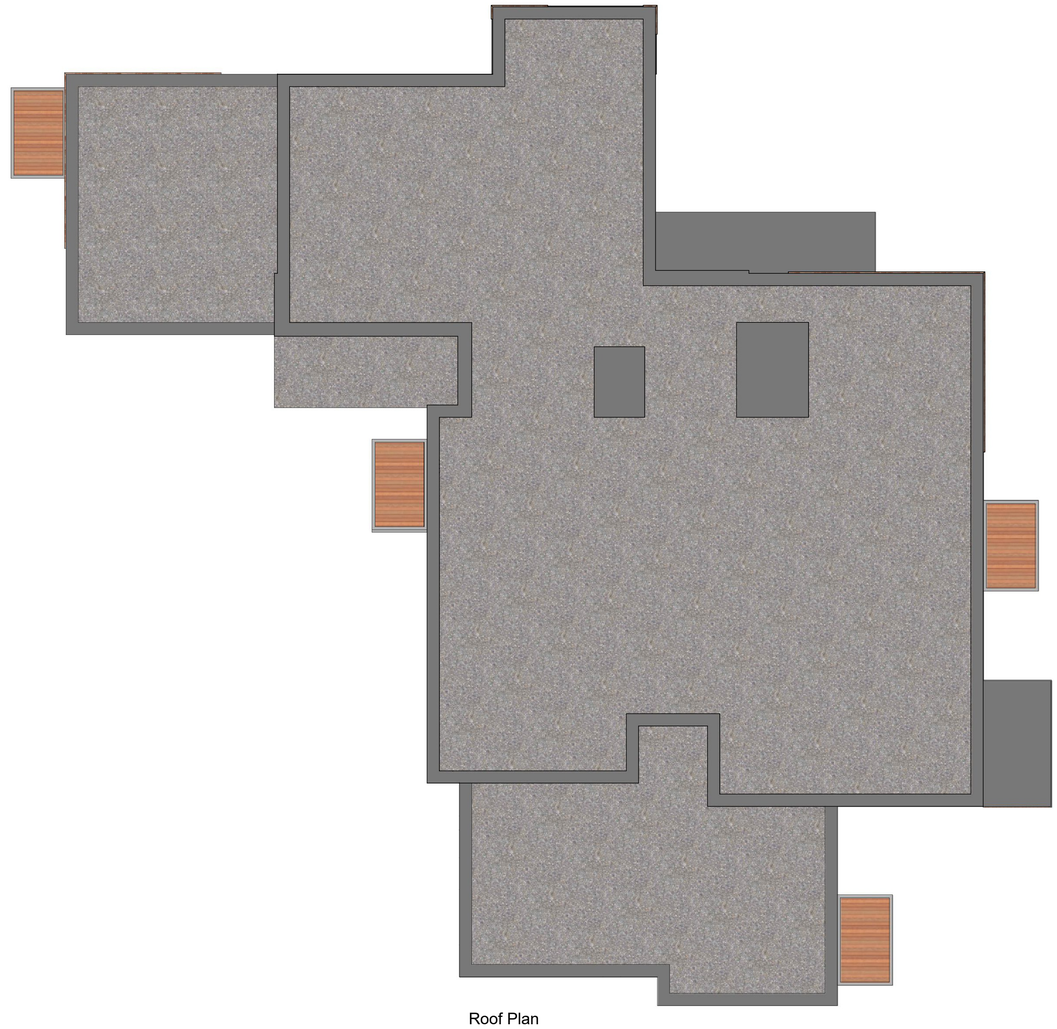
Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date



Top Floor



Roof Plan

C0	B0			70.43
C1	B1		1B2P	50.05
C2	B2		2B3P	70.43
C3	B3		2B4P	70.09
C4	B4		1B2P	50.25
C5	B5		2B4P	74.37
C6	B6		1B2P	50.05
C7	B7		2B4P	70.43
C8	B8		2B4P	70.09
C9	B9		1B2P	50.25
C10	B10		2B4P	74.37
C11	B11		2B4P	70.43
C12	B12		1B2P	50.05
C13	B13		2B4P	70.43
C14	B14		2B4P	70.09
C15	B15		1B2P	50.25
C16	B16		2B4P	74.37
C17	B17		2B4P	70.43
C18	B18		2B4P	70.43
C19	B19		2B4P	70.09
C20	B20		1B2P	50.25
C21	B21		2B4P	70.43

Eastleigh Borough Council

Kings Copse Avenue
Hedge End

Drawing title

Flat Plans Block C and B handed

Drawn	Date	Checked	Date	Scale at A1
TM	07/07/2025	JM	07/07/2025	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	XX	DR	A	221	P01

Purpose of Issue

PRELIMINARY

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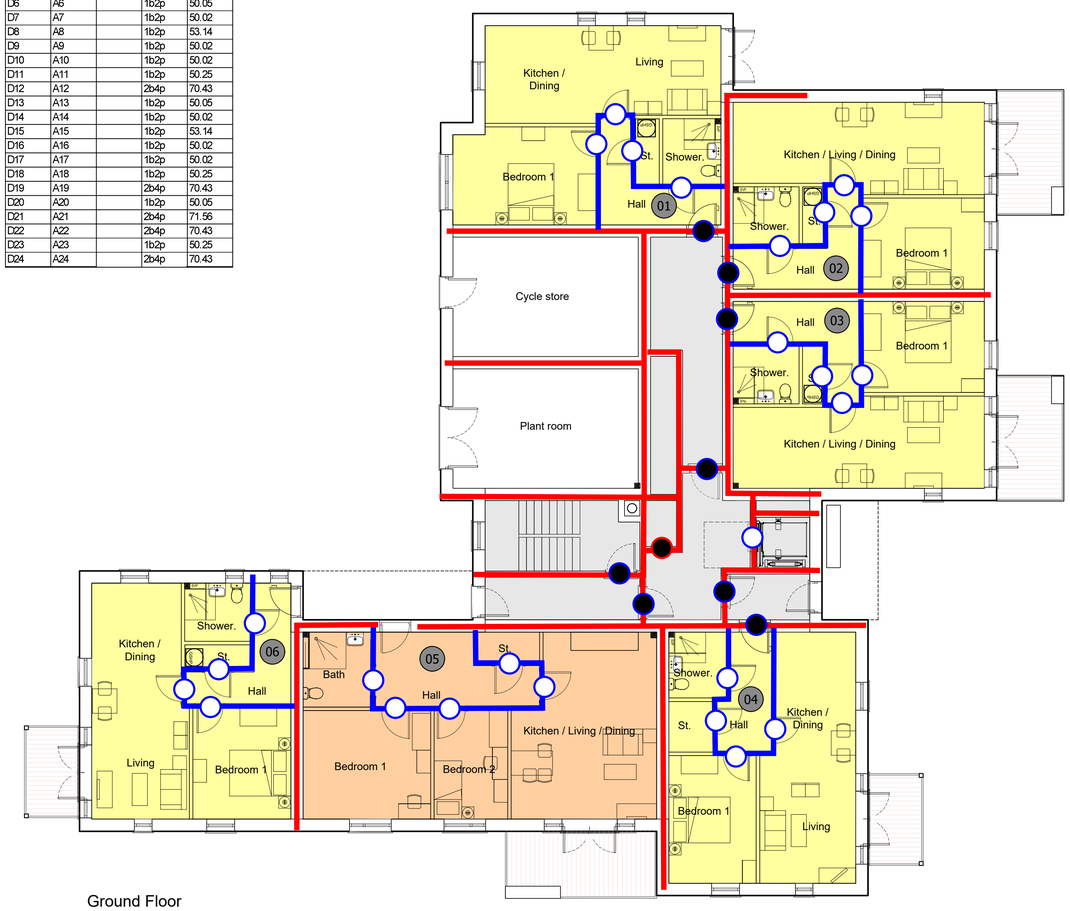
ARCHITECTS

Plans 1:100 @ A1

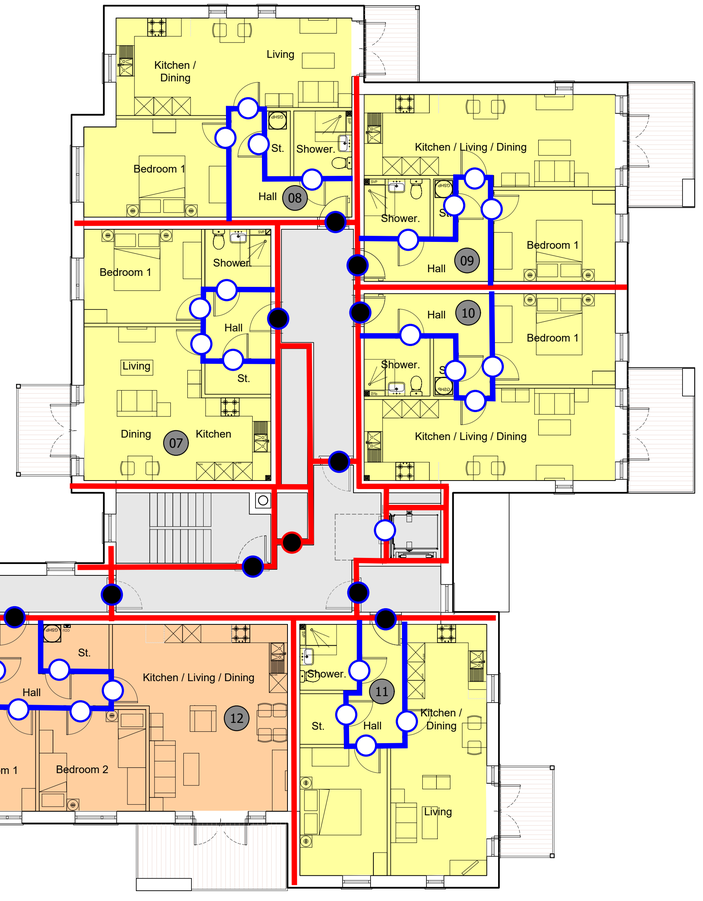
1 0 1 2 3 4 5 6 7 8 9m

1:100

D0	A0			50.02
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D2	A2		1b2p	50.02
D3	A3		1b2p	50.02
D4	A4		1b2p	50.25
D5	A5		2b3p	70.43
D6	A6		1b2p	50.05
D7	A7		1b2p	50.02
D8	A8		1b2p	53.14
D9	A9		1b2p	50.02
D10	A10		1b2p	50.02
D11	A11		1b2p	50.25
D12	A12		2b4p	70.43
D13	A13		1b2p	50.05
D14	A14		1b2p	50.02
D15	A15		1b2p	53.14
D16	A16		1b2p	50.02
D17	A17		1b2p	50.02
D18	A18		1b2p	50.25
D19	A19		2b4p	70.43
D20	A20		1b2p	50.05
D21	A21		2b4p	71.56
D22	A22		2b4p	70.43
D23	A23		1b2p	50.25
D24	A24		2b4p	70.43



Ground Floor



First and Second Floor

Legend:

- 30 minutes fire resistance
- 60 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door
- FD60 Fire Door
- FD60S Fire Door

Notes:

These mark-ups represent only compartmentation drawings, provided to assist with the interpretation of the Fire Safety Strategy Report. Fire resistance of loadbearing elements and external wall systems should be in accordance with the Fire Safety Strategy Report. These drawings should be read together with the Fire Safety Strategy Report.

Notes

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3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Eastleigh Borough Council

Kings Copse Avenue
Hedge End

Drawing title

Flat Plans Block D and A handed

Drawn	Date	Checked	Date	Scale at A1
TM	07/07/2025	JM	07/07/2025	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	XX	DR	A	222	P01

Purpose of Issue

PRELIMINARY

Ground Floor Bicentennial Building 1
Southern Gate Chichester
West Sussex PO19 8EZ

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e. admin@mharchitects.co.uk
www.mharchitects.co.uk

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Registered in England No.1994233

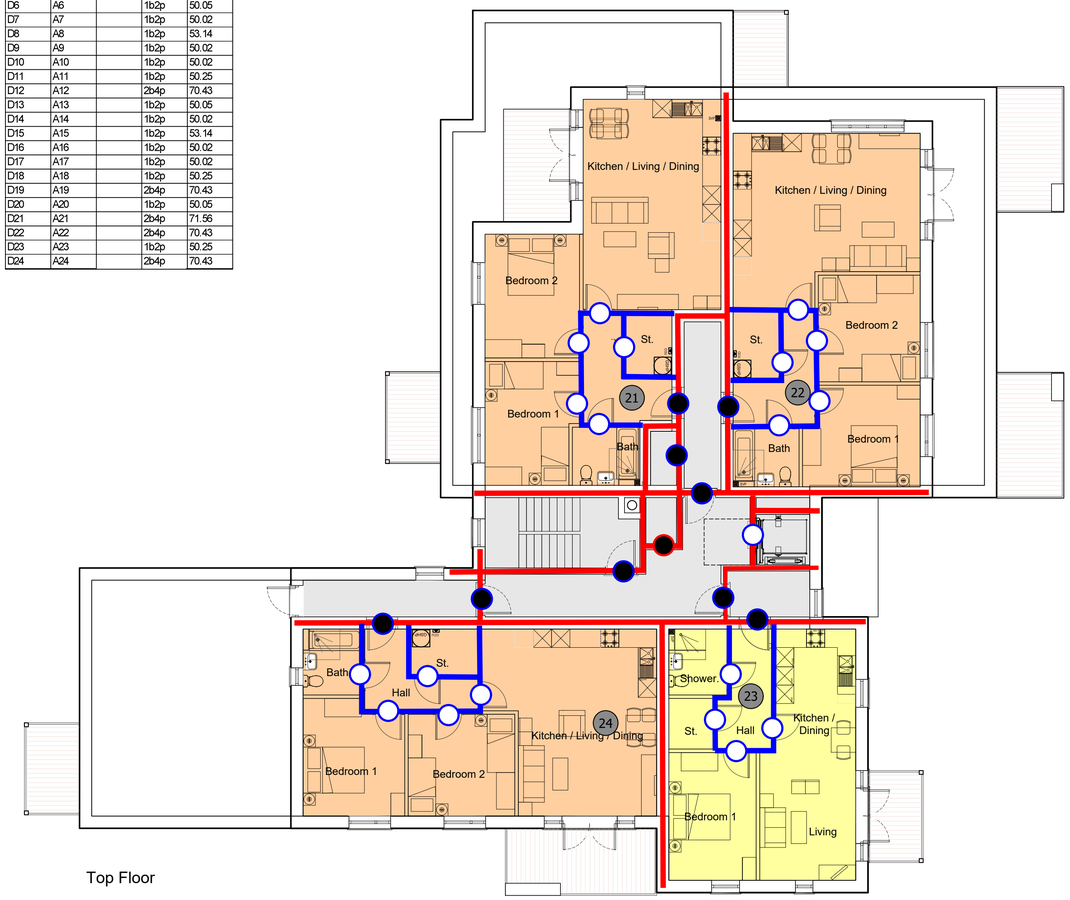
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Plans 1:100 @ A1

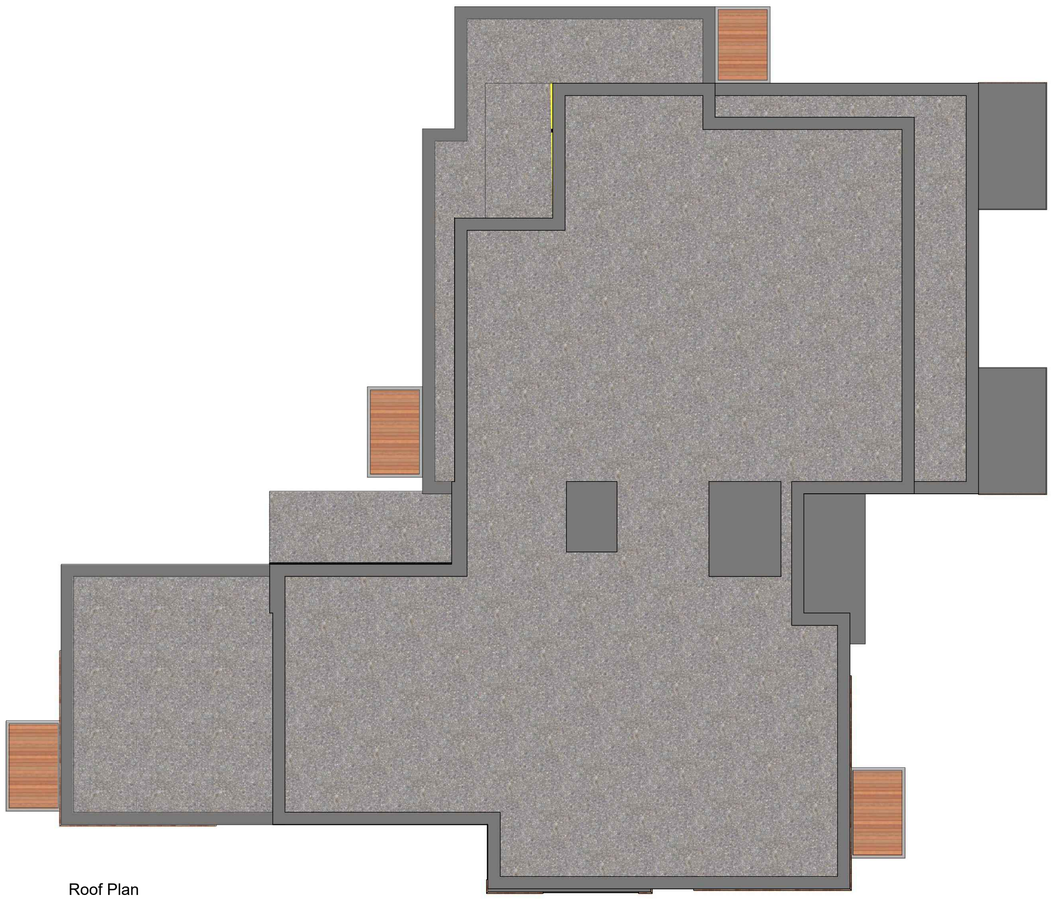
1 0 1 2 3 4 5 6 7 8 9m

1:100

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D1	A1		1b2p	53.14
D2	A2		1b2p	50.02
D3	A3		1b2p	50.02
D4	A4		1b2p	50.25
D5	A5		2b3p	70.43
D6	A6		1b2p	50.05
D7	A7		1b2p	50.02
D8	A8		1b2p	53.14
D9	A9		1b2p	50.02
D10	A10		1b2p	50.02
D11	A11		1b2p	50.25
D12	A12		2b4p	70.43
D13	A13		1b2p	50.05
D14	A14		1b2p	50.02
D15	A15		1b2p	53.14
D16	A16		1b2p	50.02
D17	A17		1b2p	50.02
D18	A18		1b2p	50.25
D19	A19		2b4p	70.43
D20	A20		1b2p	50.05
D21	A21		2b4p	71.56
D22	A22		2b4p	70.43
D23	A23		1b2p	50.25
D24	A24		2b4p	70.43



Top Floor



Roof Plan

Legend:

- 30 minutes fire resistance
- 60 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door
- FD60 Fire Door
- FD60S Fire Door

Notes:

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Notes

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X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Eastleigh Borough Council

Kings Copse Avenue
Hedge End

Drawing title

Flat Plans Block D and A handed

Drawn	Date	Checked	Date	Scale at A1
TM	07/07/2025	JM	07/07/2025	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	XX	DR	A	223	P01

Purpose of Issue

PRELIMINARY

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Southern Gate Chichester
West Sussex PO19 8EZ

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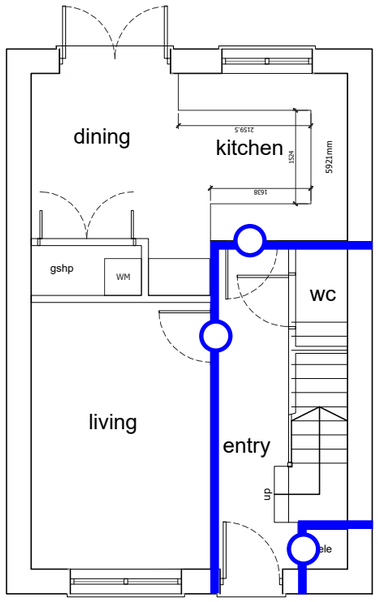
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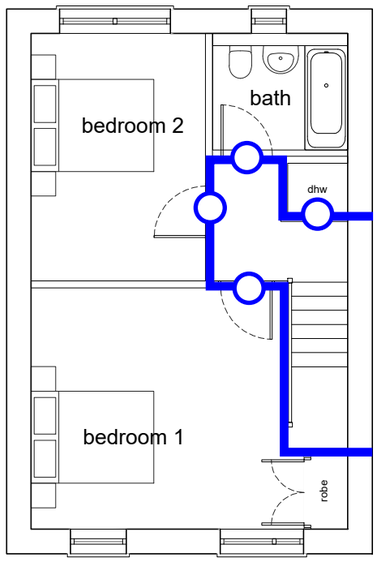
Plans 1:100 @ A3

1 0 1 2 3 4 5 6 7 8 9m

1:100



GROUND
floor plan



FIRST
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Notes

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Client Approval	
X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type A1 2B 4P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type A1
2B 4P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0102	P03

Purpose of Issue
FOR APPROVAL

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Southern Gate | Chichester
West Sussex | PO19 8EZ

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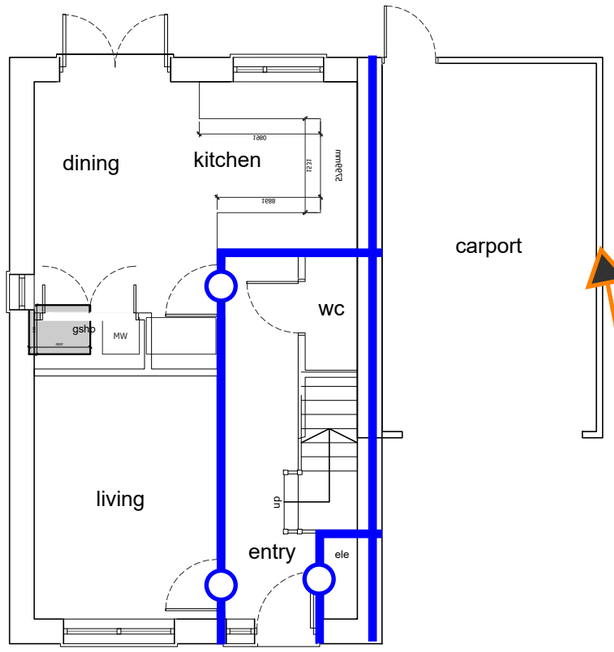
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Registered in England No.1994233

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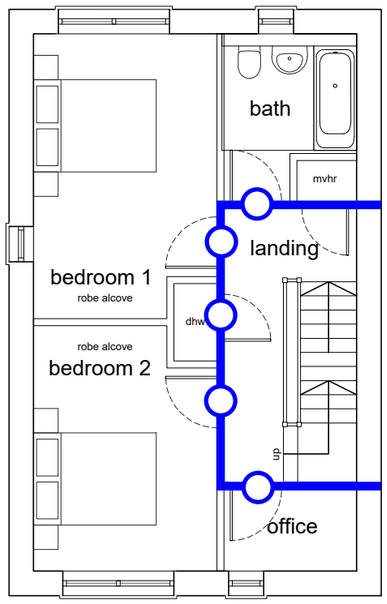
Plans 1:100 @ A3

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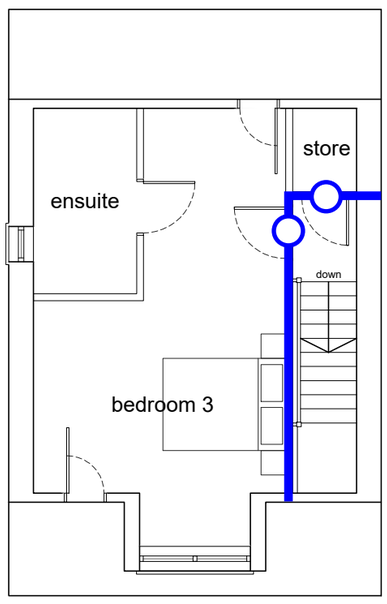
1:100



GROUND
floor plan



FIRST
floor plan



SECOND
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Carport wall to be 60-min FR where forming part of a party wall.

Notes

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Client Approval	
X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type B3 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the

Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type B3
3B 6P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0106	P03

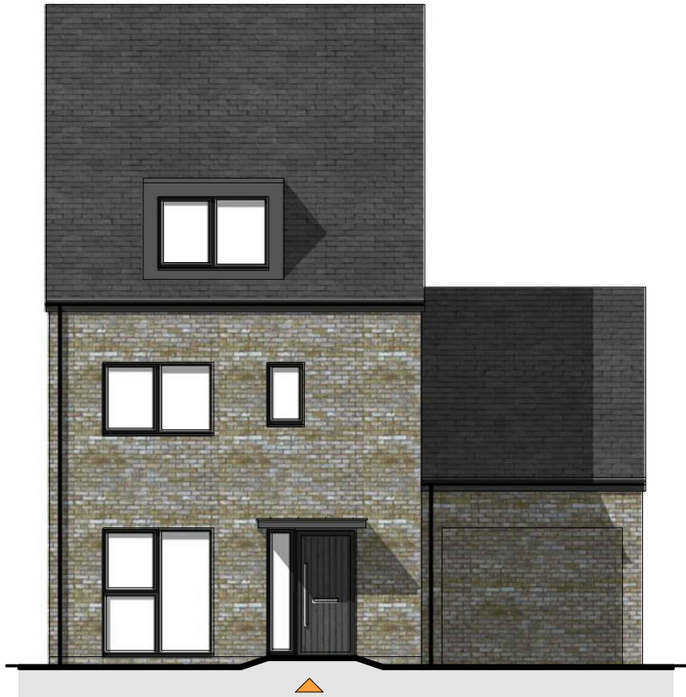
Purpose of Issue
FOR APPROVAL

Ground Floor | Bicentennial Building
Southern Gate | Chichester
West Sussex | PO19 8EZ

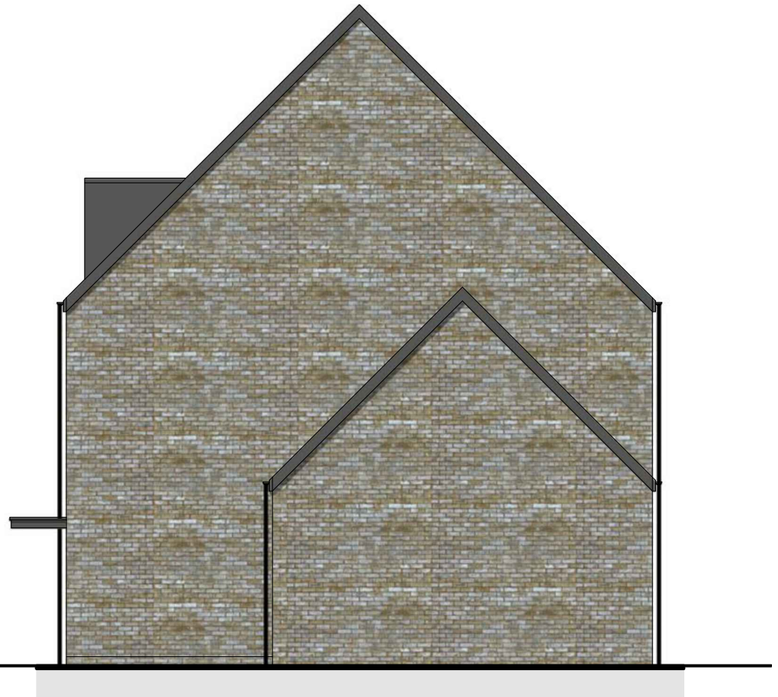
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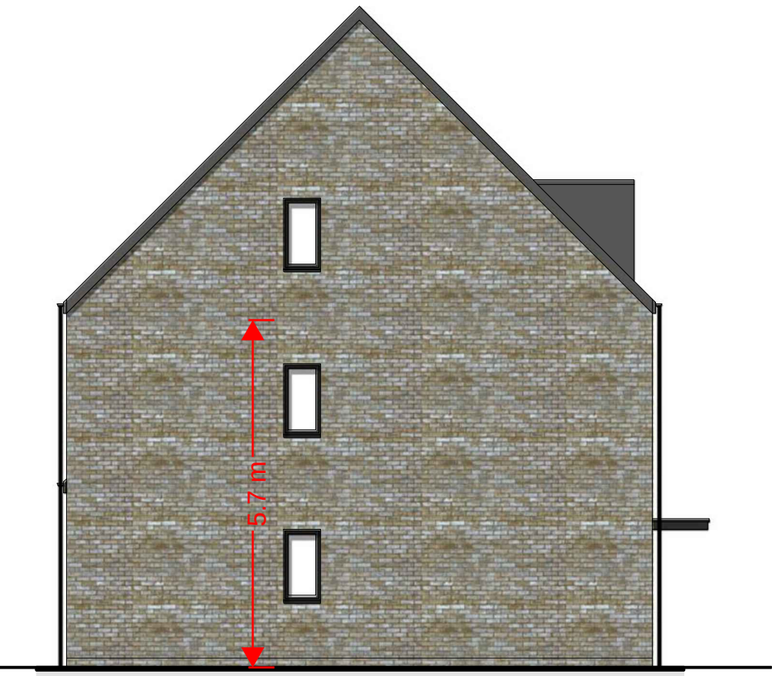
FRONT
elevation



SIDE
elevation



REAR
elevation



SIDE
elevation

Notes

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3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval	
X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Elevations

1 0

1:100

Solas Realta
Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type B3 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 25.10.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type B3
3B 6P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0107	P03

Purpose of Issue
FOR APPROVAL

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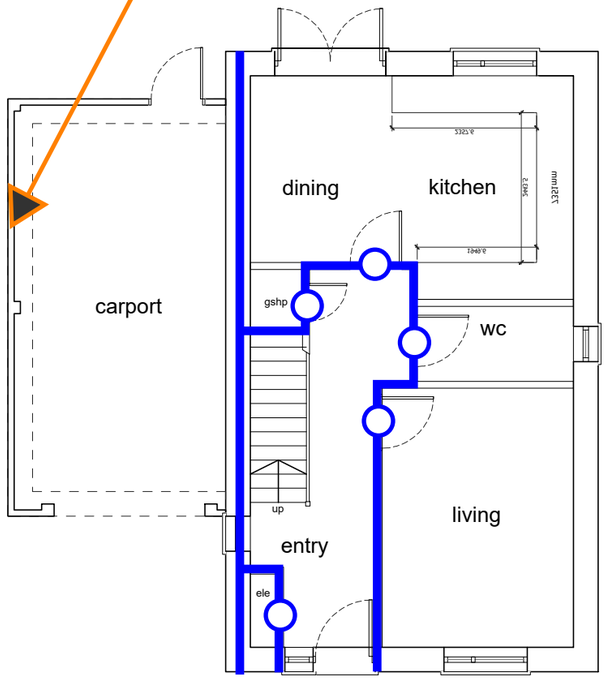
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Plans 1:100 @ A3

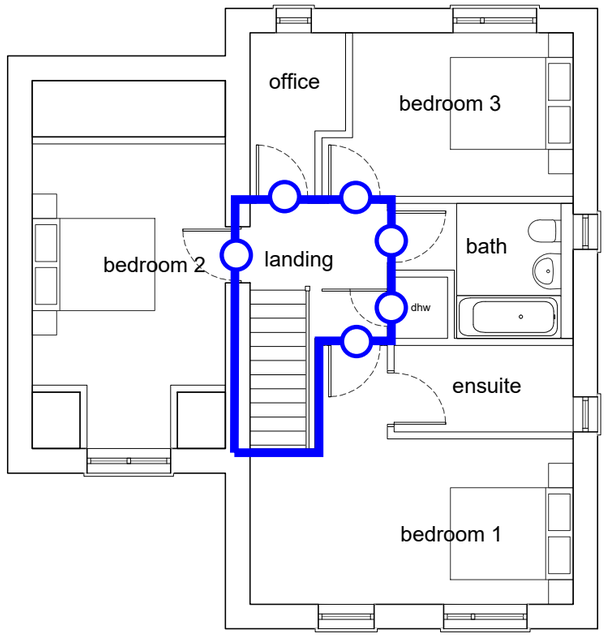
1 0 1 2 3 4 5 6 7 8 9m

1:100

Carport wall to be 30-min FR where forming part of a party wall.



GROUND
floor plan



FIRST
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Notes

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Client Approval	
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X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type B2 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type B2
3B 6P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0108	P03

Purpose of Issue
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Ground Floor | Bicentennial Building
Southern Gate | Chichester
West Sussex | PO19 8EZ

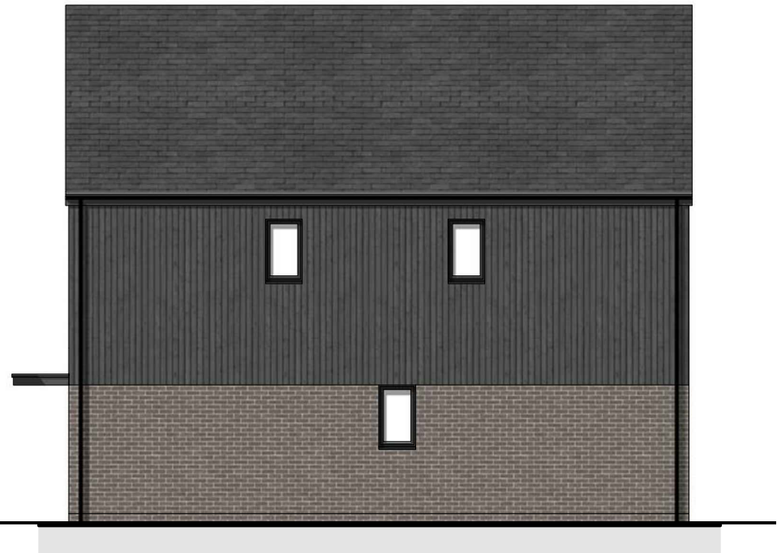
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FRONT
elevation



SIDE
elevation



REAR
elevation



SIDE
elevation

Notes

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Client Approval	
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X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Elevations

1 0

1:100

Solas Realta
Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type B2 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type B2
3B 6P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0109	P03

Purpose of Issue
FOR APPROVAL

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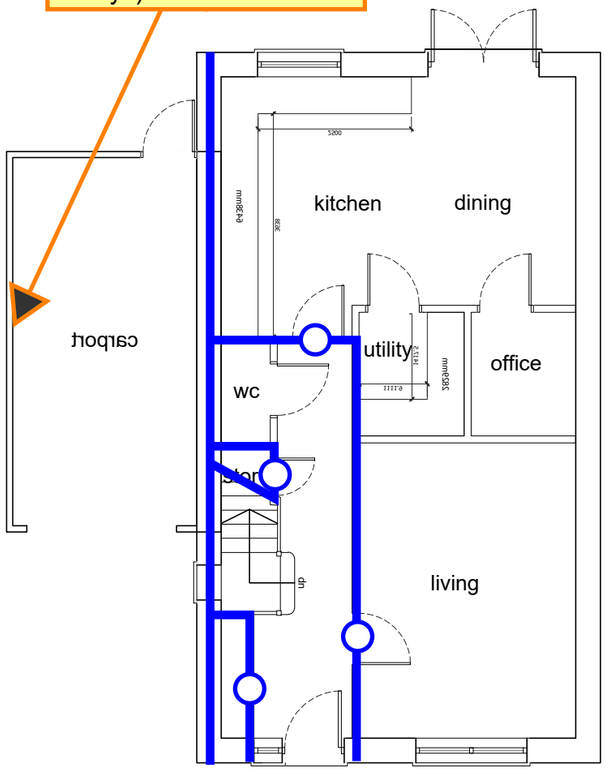
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Plans 1:100 @ A3

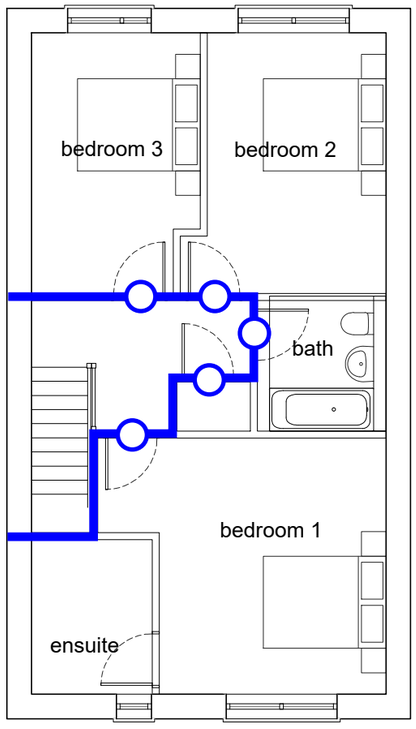
1 0 1 2 3 4 5 6 7 8 9m

1:100

Carport wall to be 30/60-min FR where forming part of a party wall (depending on the height of the adjoining dwellinghouse 2 or 3 storeys).



GROUND
floor plan



FIRST
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Notes

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Client Approval	
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X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type C1 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type C1
3B 6P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0110	P03

Purpose of Issue
FOR APPROVAL

Ground Floor | Bicentennial Building
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West Sussex | PO19 8EZ

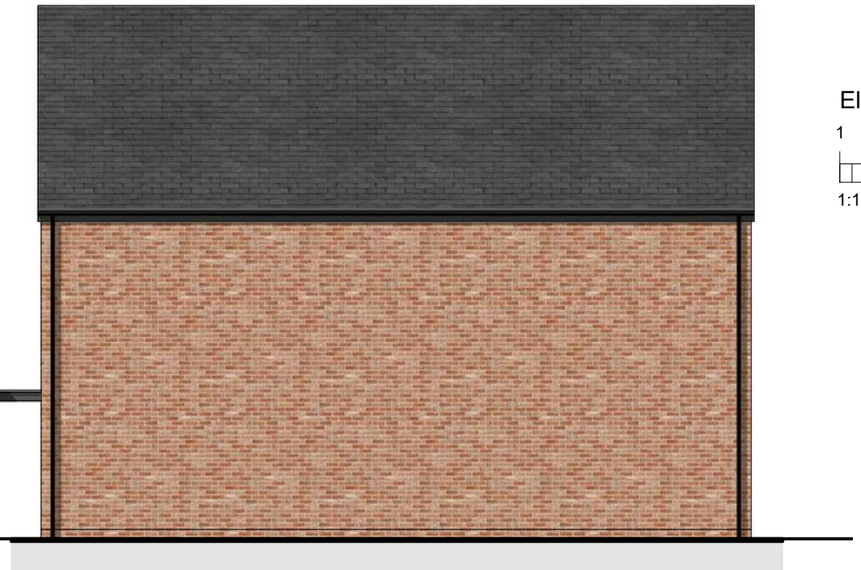
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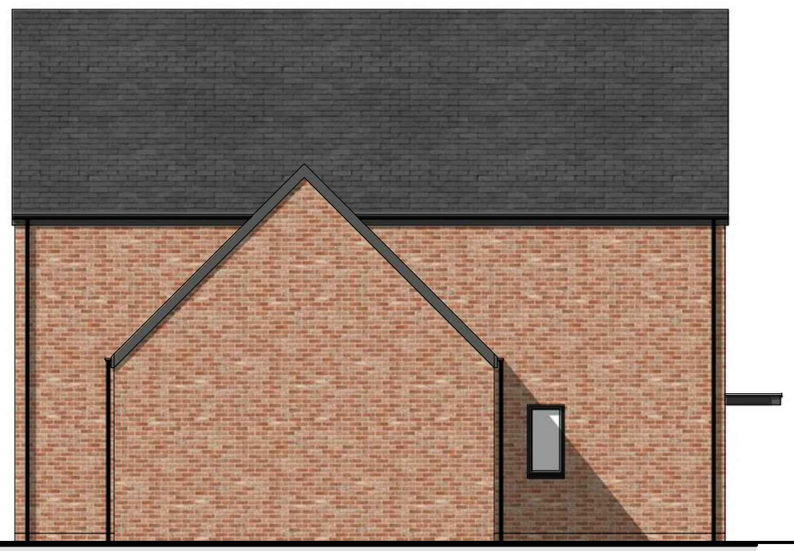
FRONT
elevation



SIDE
elevation



REAR
elevation



SIDE
elevation

Elevations

1 0

1:100

Notes

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Client Approval	
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X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta
Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type C1 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

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Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type C1
3B 6P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0111	P03

Purpose of Issue
FOR APPROVAL

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West Sussex | PO19 8EZ

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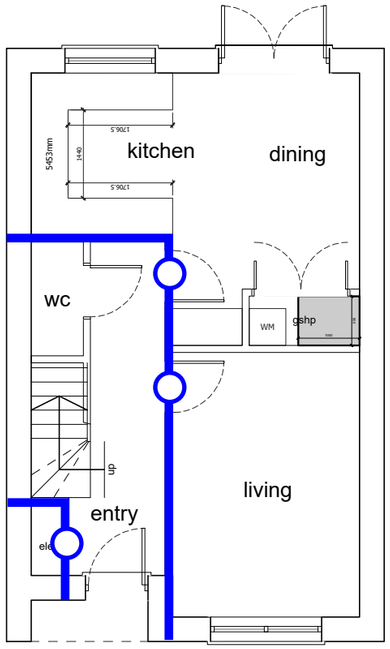
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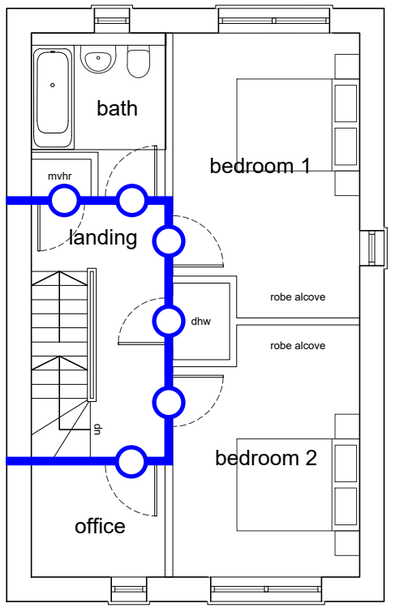
Plans 1:100 @ A3

1 0 1 2 3 4 5 6 7 8 9m

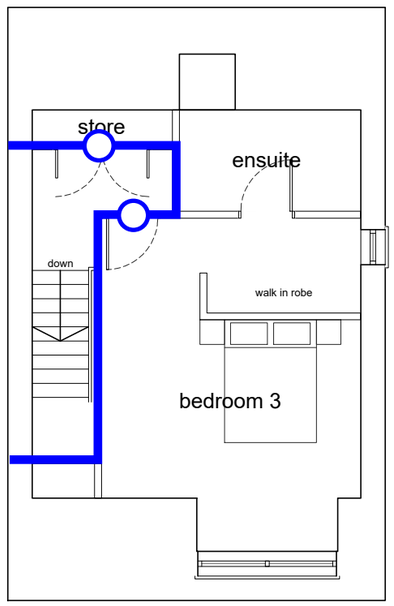
1:100



GROUND
floor plan



FIRST
floor plan



SECOND
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Notes

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Client Approval	
X	A - Approved
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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type F1 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

These mark-ups represent only outline notes, provided to assist with the outline design. These drawings should be read together with the Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type F1 front access
3B 6P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0104	P03

Purpose of Issue
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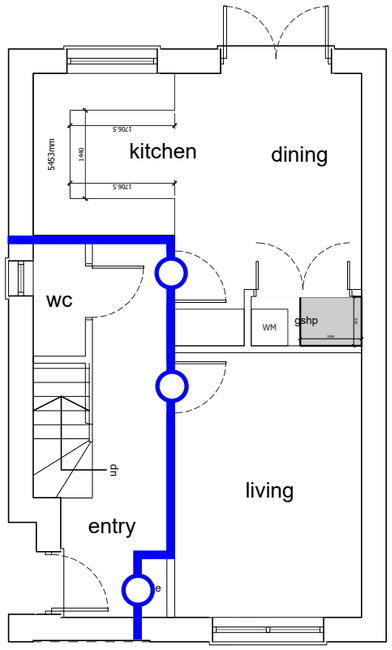
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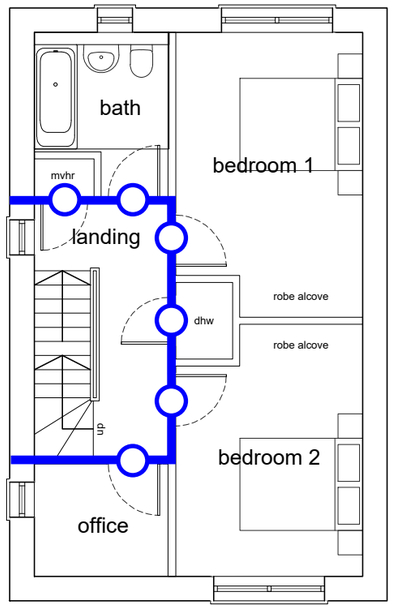
Plans 1:100 @ A3

1 0 1 2 3 4 5 6 7 8 9m

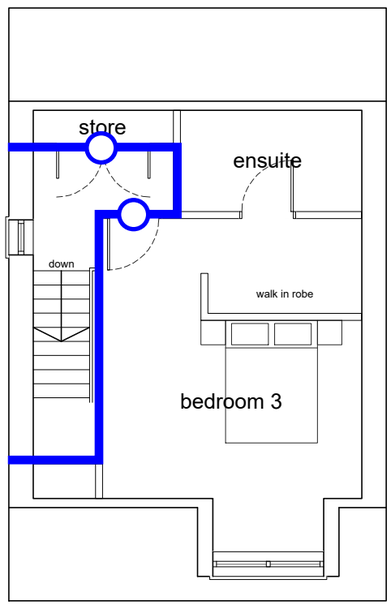
1:100



GROUND
floor plan



FIRST
floor plan



SECOND
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Notes

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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type F1 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

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Site-Wide Fire Safety Strategy Report.
Unless otherwise stated, all requirements should be in line with AD B and the documents referenced therein.

Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type F1 side access
3B 6P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0118	P03

Purpose of Issue
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West Sussex | PO19 8EZ

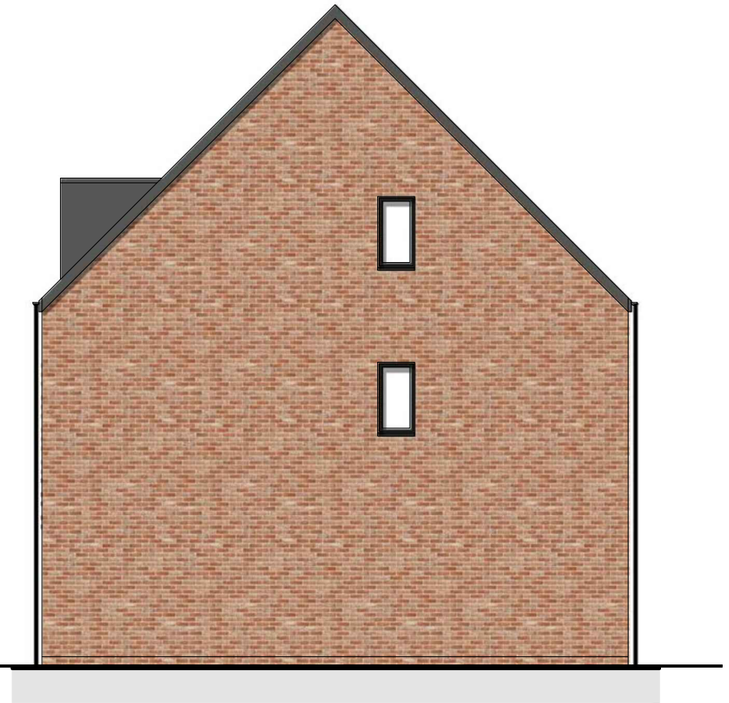
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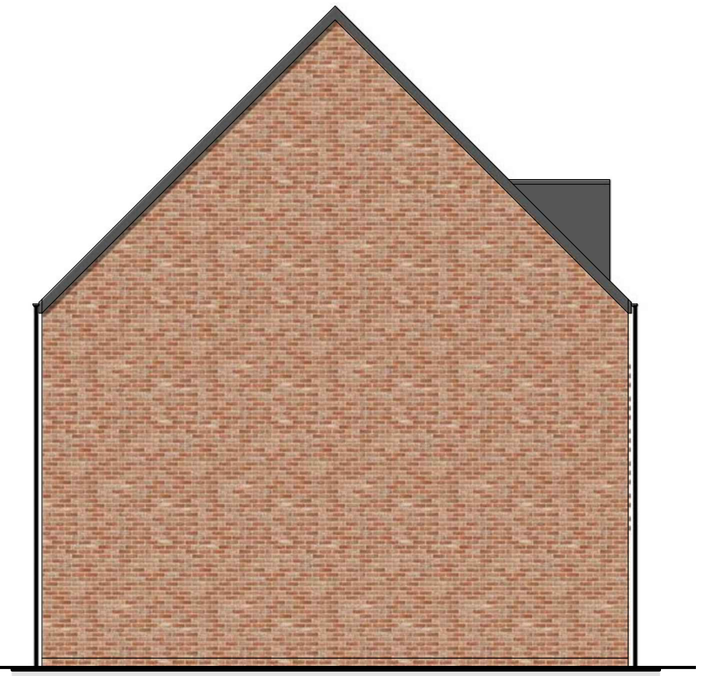
FRONT
elevation



SIDE
elevation



REAR
elevation



SIDE
elevation

Notes

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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Elevations

1 0

1:100

Solas Realta
Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type F1 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

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Client

Eastleigh Borough Council

Job title

Kings Copse Avenue
Hedge End

Drawing title

Type F1 front access
3B 6P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0105	P03

Purpose of Issue

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SIDE
elevation

FRONT
elevation



REAR
elevation

SIDE
elevation

Notes

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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Elevations

1 0

1:100

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Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type F1 3B 6P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

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Client

Eastleigh Borough Council

Job title

Kings Copse Avenue
Hedge End

Drawing title

Type F1 side access
3B 6P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0119	P03

Purpose of Issue

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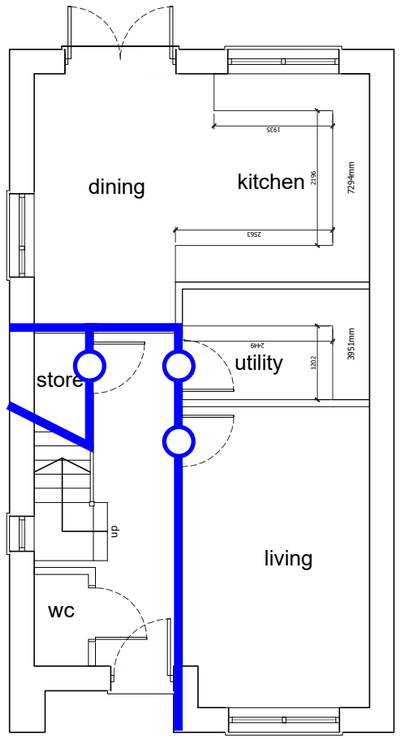
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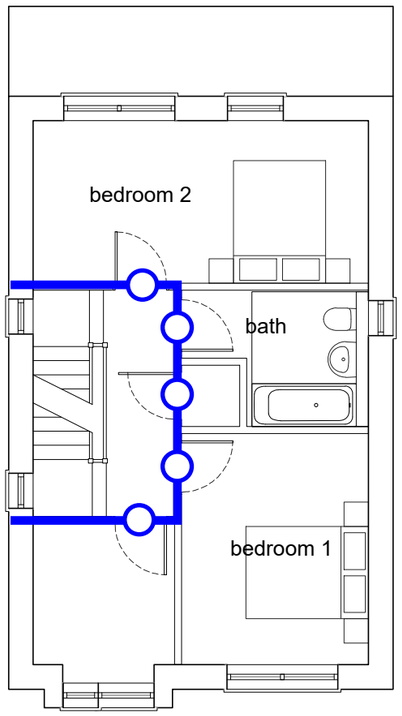
Plans 1:100 @ A3

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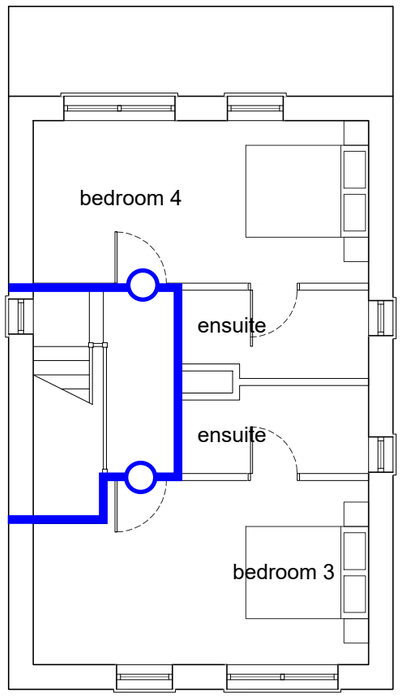
1:100



GROUND
floor plan



FIRST
floor plan



SECOND
floor plan

Note: For external wall FR requirements, please refer to B4 requirements table.

Notes

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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Solas Realta Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type H1 4B 8P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

- 30 minutes fire resistance
- FD30 Fire Door
- FD30S Fire Door

Notes:

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Site-Wide Fire Safety Strategy Report.
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Client

Eastleigh Borough Council

Job title

Kings Copse Avenue
Hedge End

Drawing title

Type H1
4B 8P
Floor Plans

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0112	P03

Purpose of Issue

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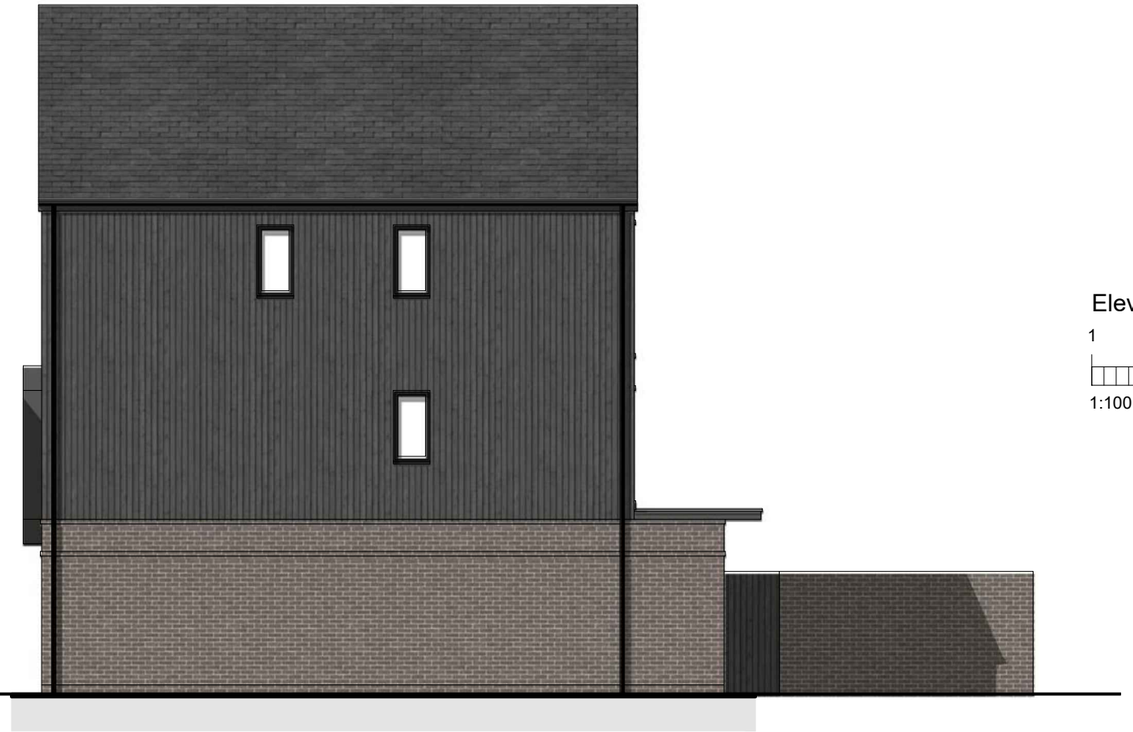
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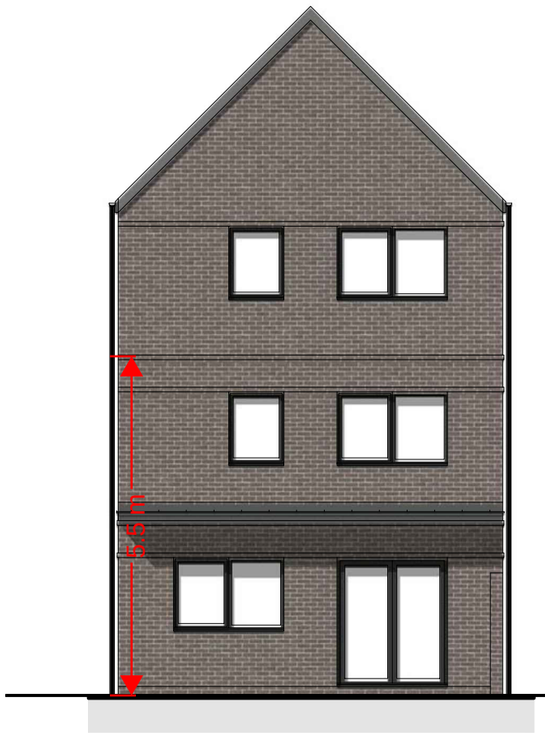
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FRONT
elevation



SIDE
elevation



REAR
elevation

SIDE
elevation

Notes

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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Elevations

1 0

1:100

Solas Realta
Fire Engineering

Project Ref: FE1929
Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type H1 4B 8P)
Revision: 1
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Client

Eastleigh Borough Council

Job title

Kings Copse Avenue
Hedge End

Drawing title

Type H1
4B 8P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0113	P03

Purpose of Issue

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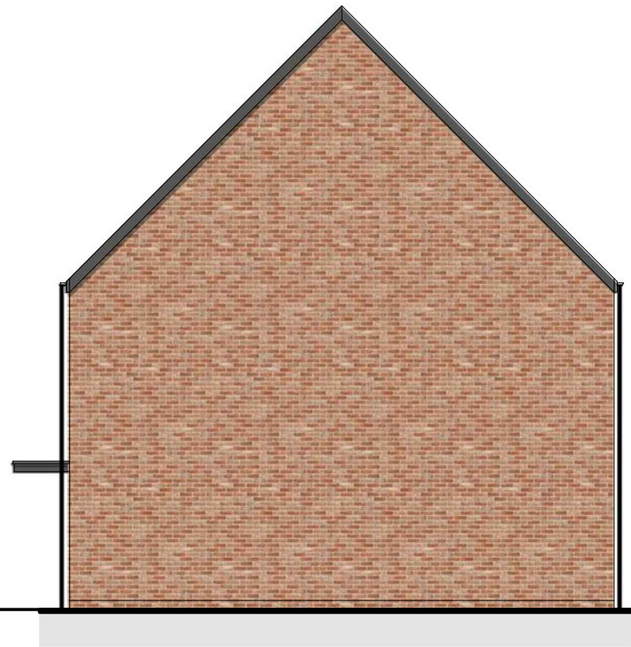
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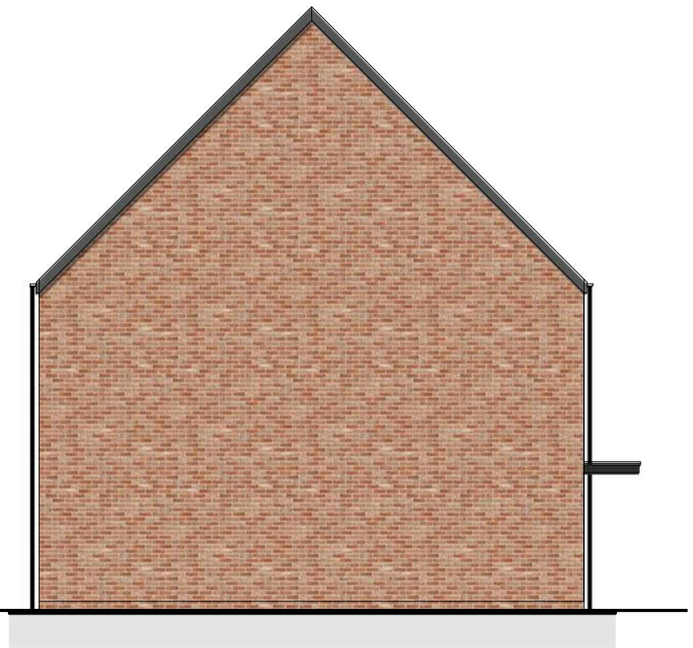
FRONT
elevation



SIDE
elevation



REAR
elevation



SIDE
elevation

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Elevations

1 0

1:100

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Project Name: Kings Copse Avenue, Eastleigh
Type: Fire Safety Mark-Ups (House Type A1 2B 4P)
Revision: 1
Drafted By: C. Florescu
Review By: J Dowd
Date: 04.11.2024

Legend:

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Client
Eastleigh Borough Council

Job title
Kings Copse Avenue
Hedge End

Drawing title
Type A1
2B 4P
Elevations

Drawn	Date	Checked	Date	Scale at A3
AE	Sep 24	JDM	Sep 24	1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-148	KCA	MHA	XX	ZZ	DR	A	0103	P03

Purpose of Issue
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