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8th January 2024

TO:
finance@stopdomesticabuse.uk
Laura Kellett
Stop Domestic Abuse
PO Box 53
Havant
Hants
PO9 1UA

RE:
Whitsbury road, Havant – Women's refuge,
planning fire safety design support for Marlow
Architects

Dear Ms. Kellett,

Many thanks for your appointment on the above scheme to support Marlow architects with the planning design of the proposed planning application for the – Women's refuge, Whitsbury road, Havant.

I hereby confirm the fire engineering support we provided is in line with current UK guidance to the building regulations and using fire engineering best practice to ensure that in the event of the project progressing to outline and detailed design, the planning scheme should deliver adequate conformity to allow the project to proceed without requiring major changes to the external appearance of the building.

In summary the areas we assessed and consulted upon, with Marlow Architects, are as follow:
Overview:

The guidance of Approved Document B can be used as a basis and the premises are considered purpose group 2b (residential other – hostel).

Means of warning and escape:

Simultaneous evacuation for not more than 60 people will be supported by provision of a comprehensive fire detection and alarm system.

The building will have a single protected escape stair, and evacuation travel distances will comply with the guidance. There will be no lifts provided which will avoid several ongoing evacuation management issues.

Internal fire spread (structure):

The building will not require sub-compartmentation other than to protect the means of escape. A compartment floor will be provided.

External fire spread:

Whilst not specifically assessed at planning design it is not expected to require any unusual construction to meet external fire spread guidance, although close attention will need to be paid to unprotected openings especially where the building is very close to the boundaries.

Use of the masonry boundary walls and differences in grade are expected to play a part in ensuring the minimum number of windows and doors (preferably none) will require fire protection.

It is noted that the proposed structure and finishes both internally and externally are expected to be non-combustible or as low rate of surface spread as applicable for buildings of this occupancy type.

Access and facilities for the fire service:

Access for a pumping appliance to 15% of the perimeter is narrowly provided, although at outline design stage the vehicle access widths and turning circle/hammerhead will need to be improved slightly to avoid a dry riser installation not more than 18m from the road.

It is my opinion that the consultation we provided leaves the proposal in a good position to progress to outline design without significant changes to the external design in terms of planning, other changes, and alterations notwithstanding.

Yours Sincerely



Mr. Brad Young BEng AIFireE
Director