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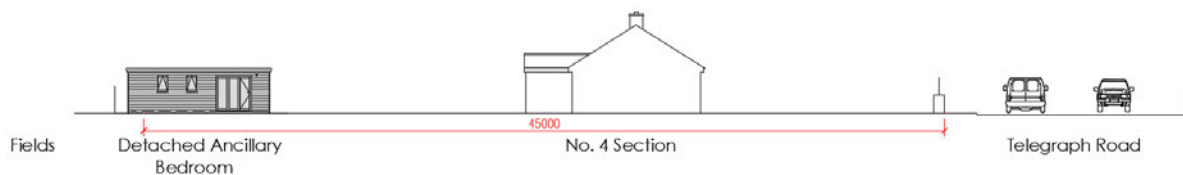
By Liv Rickman at 3:16 pm, Nov 28, 2023



Response to fire authority consultation		Date:	28/11/23
		Our Ref:	225
Description:	Construction of Ancillary Bedroom Accommodation for use of main house only		
Location:	4 Telegraph Bungalows, Isles of Scilly TR21 ONP		

Dear Ms Rickman

Thank you for forwarding the Fire Authority consultation of the 21/11/23, that you have carried out under the Householder Planning Permission application process.



For clarification, Building Regulation B5 guidance indicates;

- (1) The building to be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.**
- (2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.**

With regard to the above guidance, the annex is an alteration and extension of an existing building and has been extensively upgraded to comply with Building Regulation Part B guidance;

- As can be seen from the above longitudinal section, the access door to the unit has been positioned to ensure that the distance between the highway (Telegraph Road) and the annex entrance door is less than 45m, enabling reasonable provision for fire fighters to gain access to the building
- The annex is a ground floor, single room design with Part B compliant means of escape in the case of fire
- The annex an alteration and extension of existing outbuildings, and has now been upgraded to be Part B compliant regarding fire spread, structural integrity and boundary conditions
- The annex is intended for occasional use by visiting family members



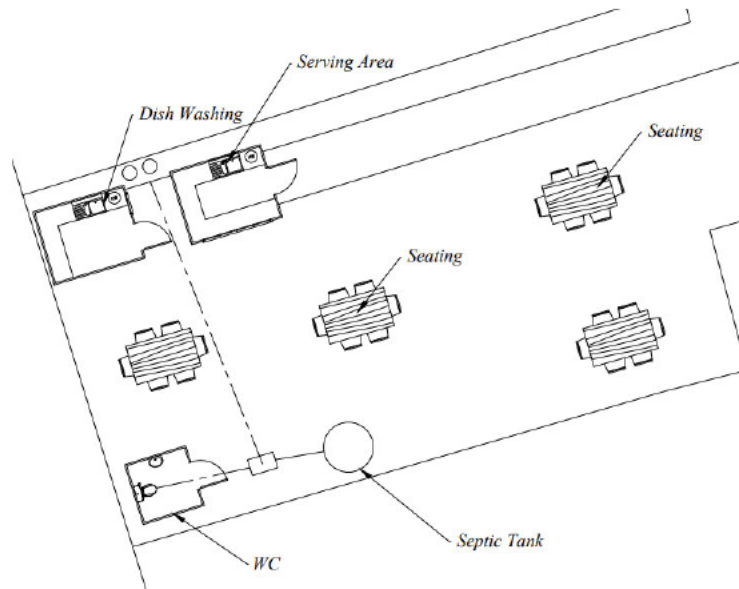
The Building Regulations 2010 (as-amended): Regulation 4.

(1) Building work shall be carried out so that, after it has been completed

- a. Any building which is extended or to which a material alteration is made complies with the applicable requirements of Schedule 1 or, where it did not comply with any such requirement, is no more unsatisfactory in relation to that requirement than before the work was carried out.**

Planning Permission P/20/091

It should be noted that planning permission for construction of the existing outbuildings for use as a tea room was granted 22nd January 2021



In conclusion, the annex is very small in size, and it is considered that the 45m hose distance guidance will be sufficient for firefighting requirements in this particular circumstance and that the guidance of Building Regulation B5 has been met.

Yours faithfully



Jeremy Downing

BSc (Hon's), FCABE Chartered Building Engineer
OCDEA: Accredited SAP/EPC Assessor

