



Product Paper 5 - Appendix 4

Off the site separation guidance during construction

Summary note for new build timber frame construction developments where the acceptable accumulative total floor area of units is at or below the threshold level of 250m².

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Using separation distance tables on sites with phased handover

As a follow on to PP5 Appendix 3, this paper details more complex phasing to determine which units are to be considered in any fire spread risk review.

See PP5 Appendices 1-3 for guidance on assessment process.

See PP5 Appendix 5 for summary guidance.

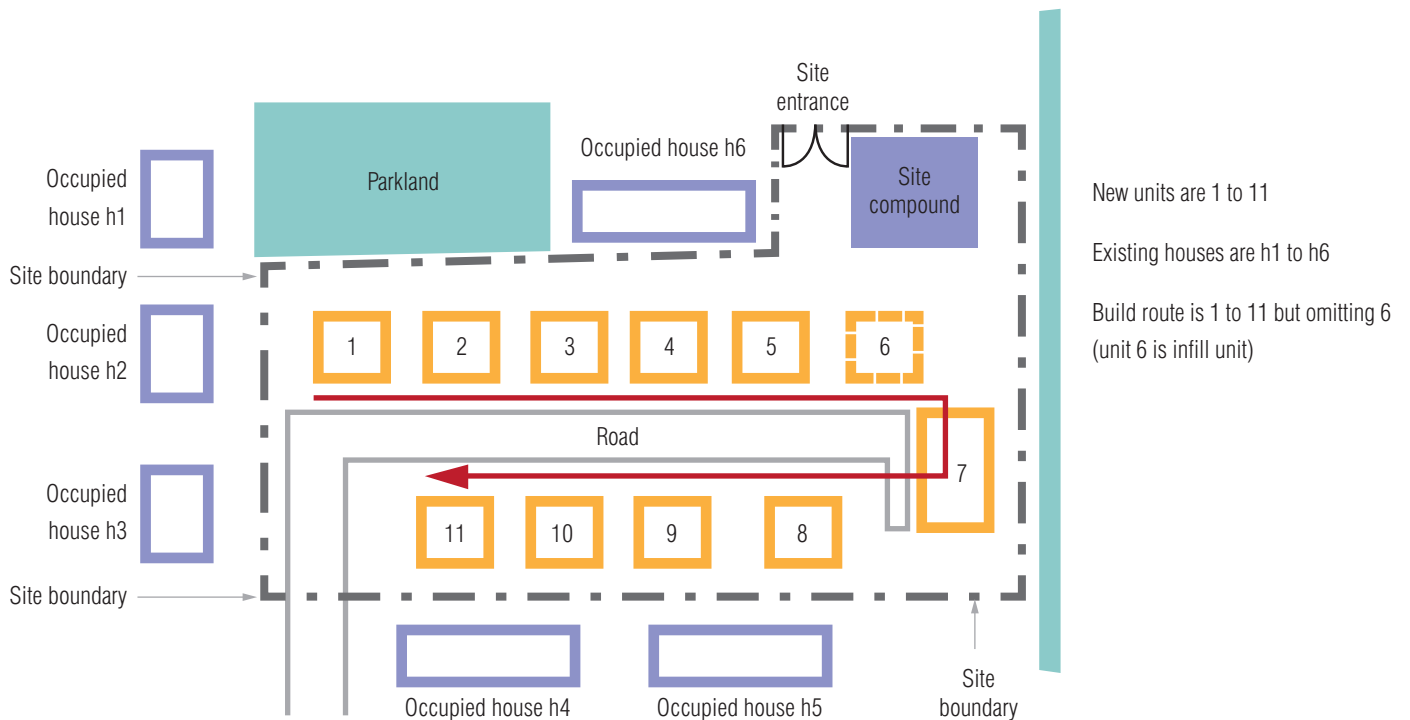


Figure 10 An example of a full site

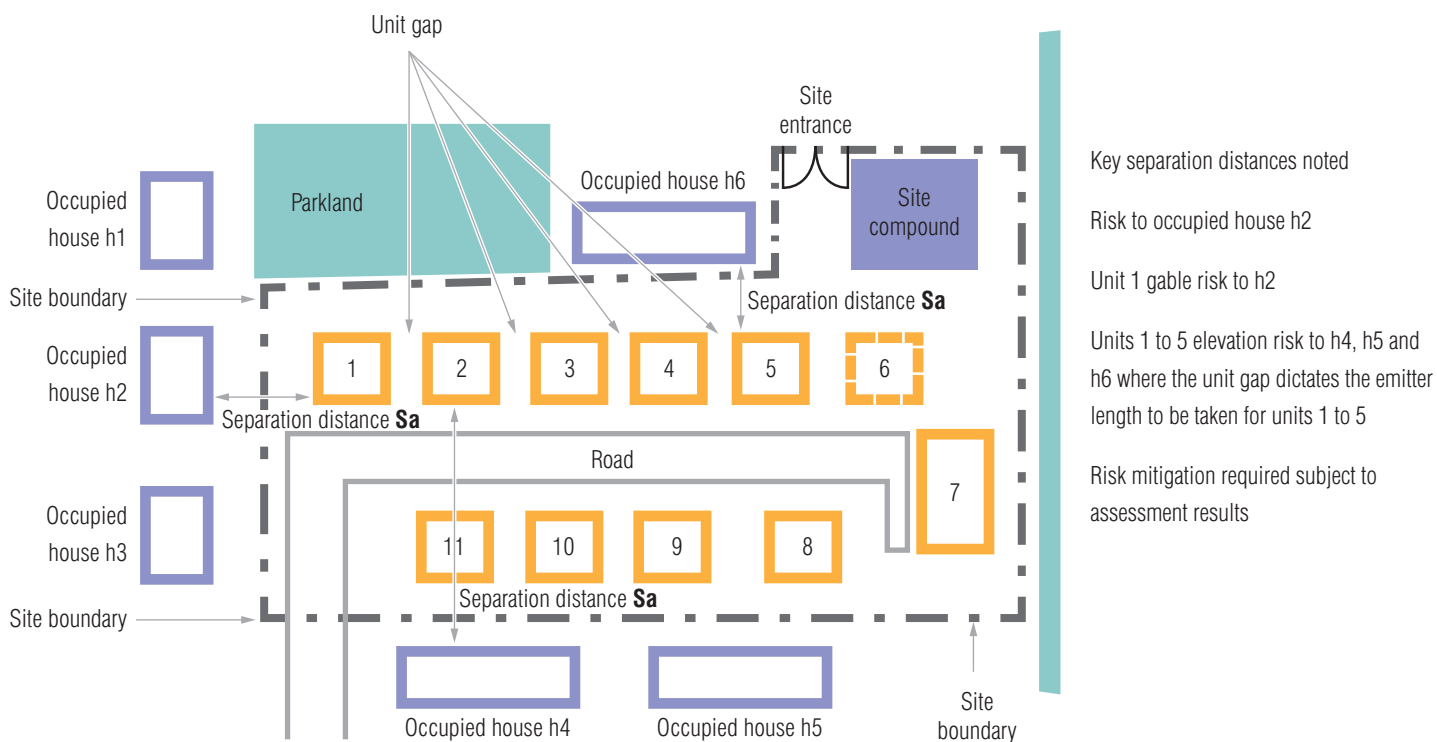


Figure 11 Phase 1 - five timber frame units to be built

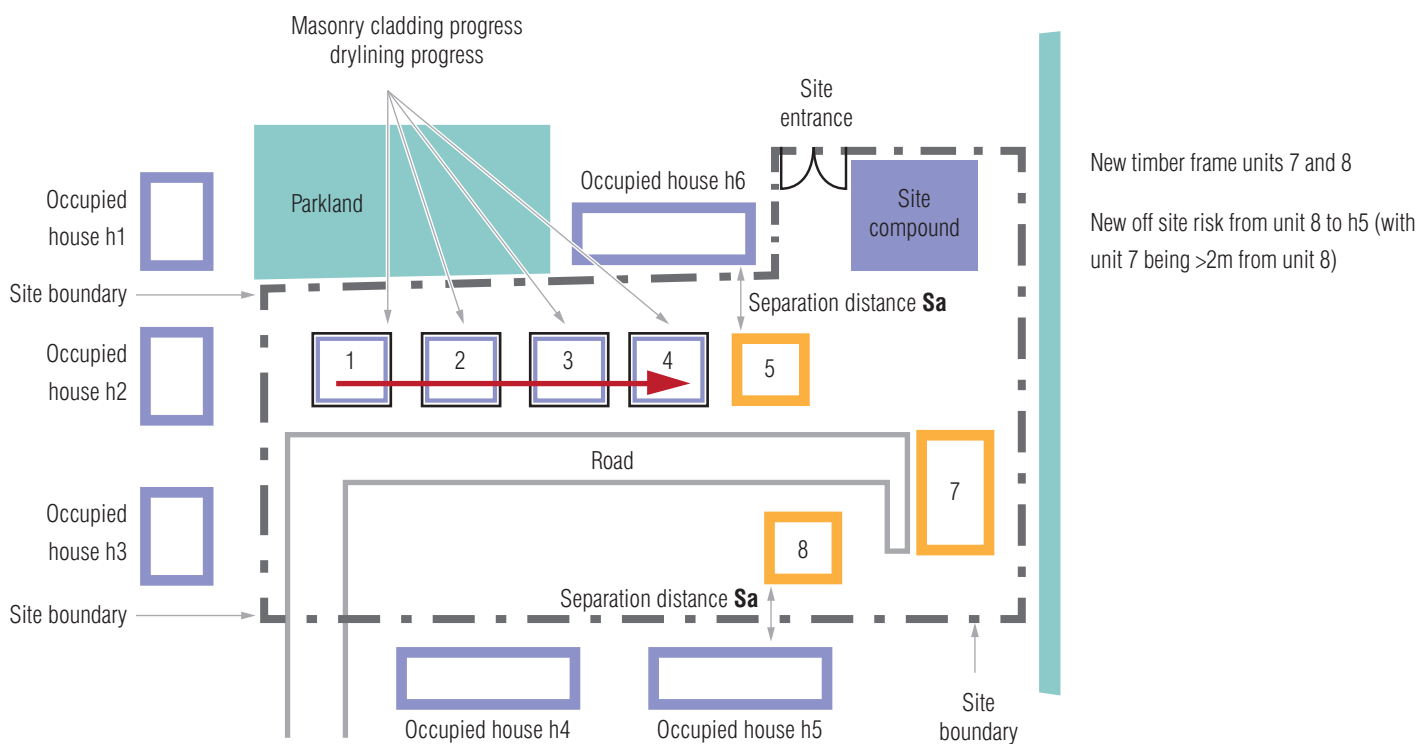
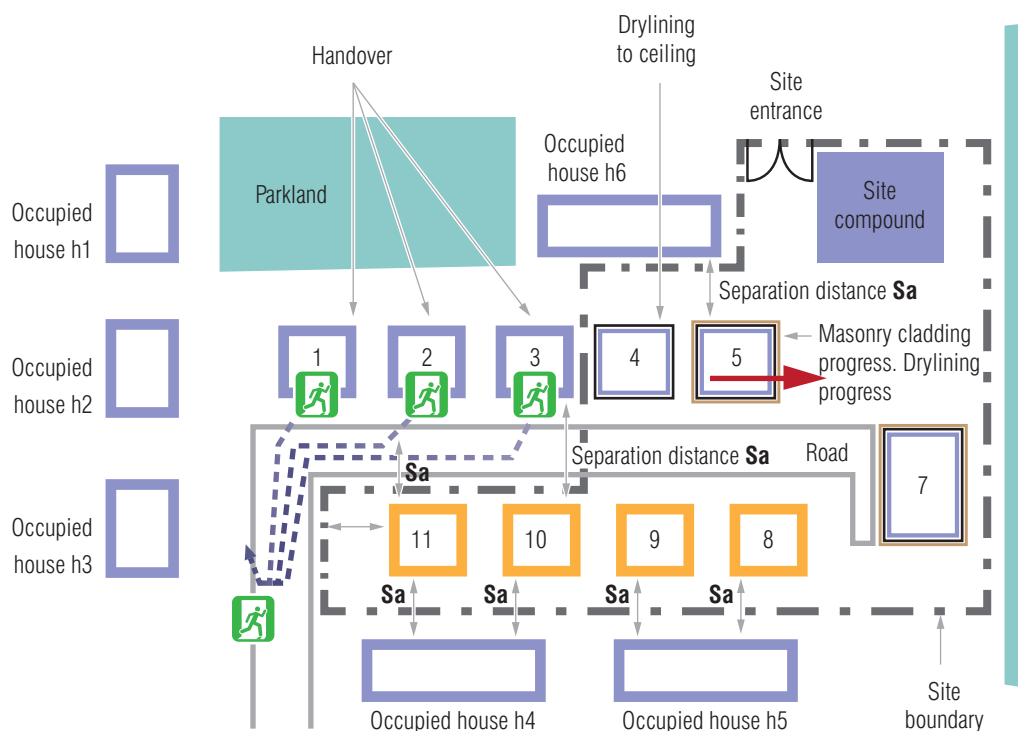


Figure 12 Site progression with masonry cladding and drylining works in units 1 to 4



Site boundary changes as noted

New timber frame units 9 to 11 - noted with off site risk separation distances

Escape routes for plots 1 to 3 are at risk and require checking

Potential risk from unit 4 to handed over plot 3. No risk if the unit has masonry cladding and been drylined. If not, then it requires assessment

Figure 13 Handover of units 1, 2 and 3, which become off the site risks

Limitation of this guidance

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