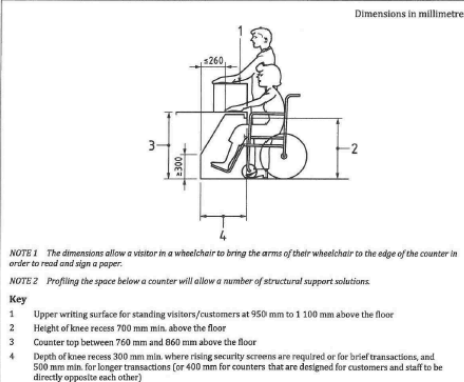


STAS/18/069/ND16-088/01

ALTERNATIVE COMPLIANCE DECISIONS READ WITH SITE SPECIFIC CONDITIONS – APPENDIX A

<p>Regulation 9</p> <p>Provisions on which dispensation is given</p>	<p>Basis for acceptance of alternative approach</p>	<p>Site Specific Condition</p>
<p>Technical Standard 2.9</p> <p>Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the occupants, once alerted to the outbreak of the fire, are provided with the opportunity to escape from the building, before being affected by fire or smoke.</p> <p>Clause 2.9.24 Protected zones</p> <p>The guidance in 2.9.24 requires an escape stair to be enclosed within a protected zone that achieves medium duration fire resistance for load bearing capacity, integrity and insulation.</p>	<p>It is proposed to enclose the main access stair, which is also an escape stair, with a glazed partition that achieves short duration fire resistance for integrity and insulation.</p> <p>The justification for acceptance of this alternative approach is set out in Ramboll's Fire Engineered Report, ref 1620000148 dated Nov 2016, the main points of which are noted below:</p> <p>Early warning of fire as provided by a category L1 alarm and detection system.</p> <p>The expected prompt evacuation due to the relatively short travel distances, the relatively high ratio of staff to members of the public and the presence of staff in instigating and managing evacuation.</p> <p>Staff will be trained to direct occupants towards evacuation via the rear stair where possible and suitable. This stair serves only one level above ground floor, communication with and assisted evacuation of disabled occupants from the temporary waiting space on the first floor should be straightforward and relatively quick.</p> <p>Using PD 7974 an ASET/RSET analysis confirms compliance with the mandatory standard with a significant factor of safety.</p> <p>The number of storey exits and travel distances within the building are compliant with NDTH.</p>	<p>None, however the statutory process of consultation with SFRS resulting from the adoption of an alternative approach, should still be completed for each warrant submission.</p>
<p>Technical Standard 2.14</p> <p>Every building must be designed and constructed in such a way that facilities are provided to assist fire-fighting or rescue operations.</p> <p>Clause 2.14.6 Heat and smoke control</p> <p>The guidance in 2.14.6 requires every escape stair is provided with ventilation for use by the fire and rescue services.</p>	<p>In this instance, it is proposed to provide smoke and heat ventilation to one of the escape stairs within the building and omitting it from the second stair as identified on the fire strategy drawings.</p> <p>The justification for this is set out in Ramboll's Fire Engineered Report, ref 1620000148 dated Nov 2016, the main points of which are noted below:</p> <p>A ventilator to this stair is not deemed necessary to support fire and rescue service operations, given that: the building is only two storeys tall and ample vehicular access is provided to the perimeter, for most fire scenarios, fire-fighting operations would likely be undertaken from outside the building; and if internal fire-fighting operations were to be enacted, ample access and hose coverage to all parts of both floor plates is provided via the protected staff access stair.</p> <p>It should be noted that this alternative approach has been agreed with SFRS.</p>	<p>None, however the statutory process of consultation with SFRS resulting from the adoption of an alternative approach, should still be completed for each warrant submission.</p>

<p>Mandatory Standard 4.2</p> <p>Every building must be designed and constructed in such a way that:</p> <p>in non-domestic buildings, safe, unassisted and convenient means of access is provided throughout the building</p> <p>Limitation:</p> <p>There is no requirement to provide access for a wheelchair user:</p> <p>in a non-domestic building not served by a lift, to a room, intended to be used as a bedroom, that is not on an entrance storey, or</p>	<p>Proposal is to provide a single height counter at 850mm height. Design also includes for knee recess space to accommodate wheelchair users.</p> <p>CAE Access statement Ref: J014-7 dated 19th June 2018 enclosed to support single height counter.</p> <p>Drawing info attached</p> <p>6681-SA-8034-A850C1 Order & Collect Counter Details Sheet 1 of 2</p> <p>6681-SA-8034-A851C1 Order & Collect Counter Details Sheet 2 of 2</p>	<p>While not fully meeting the specific wording of Guidance Clause 4.2.10, the proposals do take cognisance of fast food counters to fast food server areas in line with: British Standards BS8300 - 2: 2018 Design of an accessible and inclusive built environment - Part 2: Buildings - Code of Practice.</p> <p>The relevant clause is 20.6 Recommendations</p> <p>Refreshment buildings, including public houses, restaurants and cafes</p>
<p>Guidance Clause</p> <p>4.2.10 Fixed counter installations at service points</p> <p>Fixed counter installations such as a reception desk or a serving counter in a bar or restaurant should be accessible to a person who is standing, regardless of stature, or seated in a wheelchair.</p> <p>To allow this, surfaces should be provided at two levels. For standing users, this should be within a range of 950 mm to 1.1m in height. For seated users, this should be approximately 750 mm above floor level, with a knee recess below of at least 500 mm deep and at least 700 mm high and a clear manoeuvring space in front of the surface of at least 1.2 m deep. The knee recess is particularly important where activities such as writing may take place, such as at a bank counter. Where depth of the surface will permit, the knee recess should be provided to both sides of the counter.</p> <p>Where only one such counter is proposed a portion of the surface, not less than 900 mm wide or, where practical in larger installations, 1.5 m wide, should be installed at lower height. Where a number of similar counters are proposed, at least one counter should be installed at the lower height.</p>	<p>BRITISH STANDARD BS 8300-2:2018</p> <p>Where space permits (e.g. reception or interview counters), a width of 1 800 mm should be provided, to allow for two wheelchair users to be positioned side by side or facing each other across the counter diagonally [see Figure 22a)].</p> <p><i>NOTE 1 This width allows space for a companion to sit beside a wheelchair user. It also allows wheelchair users on different sides of the counter to sit diagonally opposite each other where there are knee recesses.</i></p> <p>For transactional counters (e.g. banks and ticket offices) where customers and staff are directly opposite each other; the lower level counter surface should extend for a width of at least 800 mm [see Figure 22b)].</p> <p>The datum level for establishing correct counter heights should be the finished floor level on the customer/visitor side of the counter or desk.</p> <p><i>NOTE 2 To maximize accessibility, the floor level each side of the counter needs to be the same.</i></p> <p>Where a chip and PIN device is provided, it should be usable by both seated and standing customers.</p> <p>Figure 21 — Key dimensions of counters and reception desks</p>  <p><i>NOTE 1 The dimensions allow a visitor in a wheelchair to bring the arms of their wheelchair to the edge of the counter in order to read and sign a paper.</i></p> <p><i>NOTE 2 Profiling the space below a counter will allow a number of structural support solutions.</i></p> <p>Key</p> <ol style="list-style-type: none"> 1 Upper writing surface for standing visitors/customers at 950 mm to 1 100 mm above the floor 2 Height of knee recess 700 mm min. above the floor 3 Counter top between 760 mm and 860 mm above the floor 4 Depth of knee recess 300 mm min. where rising security screens are required or for brief transactions, and 500 mm min. for longer transactions (or 400 mm for counters that are designed for customers and staff to be directly opposite each other) 	<p>LIMITATIONS OF USE: ACCESSIBILITY AND MANOEUVRING SPACE</p> <p>Counter height – 850mm</p> <p>Having regard to the nature of the business (i.e. hot/cold food takeaway), the height of the fixed counter for standing and seated users will be 850mm</p> <p>Reason for decision There is knee space underneath the counter, height 790mm AFL (above floor level) and 300mm deep, available for wheelchair users collecting their tray from the counter.</p> <p>Counter depth - 830mm</p> <p>Reason for Decision The overall depth of the counter is 830mm which includes a service width of 618mm but with card terminals located within 210mm . This dimension is within the 310mm reach limit for extended reach for wheelchair users.</p> <p>Circulation space -1200mm minimum [to front]</p> <p>Reason for Decision 6681-SA-8034-A850C1 Order & Collect Counter Details Sheet 1 of 2 indicates that a dimension of 1200mm to the front of the order and collect units would be provided. This design aspect should be checked during site-specific assessments.</p> <p>Testing and Accreditation</p> <p>That the counters shall be manufactured and installed strictly in accordance with the manufacturer's instructions.</p>