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.

Version 1.0 August 2018

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

New units are 1 to 11
Existing houses are h1 to h6
Build route is 1 to 11 but omitting 6
(unit 6 is infill unit)
Key separation distances noted

Risk to occupied house h2

Unit 1 gable risk to h2

Units 1 to 5 elevation risk to h4, h5 and h6 where the unit gap dictates the emitter length to be taken for units 1 to 5

Risk mitigation required subject to assessment results

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

New timber frame units 7 and 8

New off site risk from unit 8 to h5 (with unit 7 being >2m from unit 8)
Figure 13 Handover of units 1, 2 and 3, which become off the site risks

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

Limitation of this guidance

This technical guidance is for use by persons within the industry who understand the business they work in. While this document has been prepared in good faith and all reasonable efforts have been made to ensure its adequacy and accuracy, no representation, warranty, assurance or undertaking (expressed or implied) is or will be made, and no responsibility or liability is or will be accepted by the Structural Timber Association.