

Fire Strategy Notes

Escape:

- Ground Floor- Escape via Entrance hall or rear.
- First Floor Escape via stair or alternatively through egress/escape windows.

Cavity Barriers

- 30 minute integrity & 15 minutes Insulation Vertical Masonry Wall Cavity Barrier required within the external wall at the separating junction. Watson Batty Architects advise on also installing on full fill cavity applications.
- 30 minute Integrity & 15 minutes Insulation Cavity Barrier required in eaves boxing along separating wall line.
- 30 minute integrity & 15 minutes Insulation Cavity Closer required to all reveals and cills.

Detection (all lined):

- Smoke detection to BS5839 pt 6. Smoke Detection to GF Hallway and FF Stair landing. Watson Batty Architects advise on also installing within the main living Room.
- Heat Detector to Kitchen.
- Carbon Monoxide Detectors adjacent to any gas appliances

Unprotected Areas:

- Any part of external wall which has a fire resistance of less than 30 minutes not to be located within 1m of the Notional Boundary.

Fire Service Access:

- For dwelling houses access for a pumping appliance to be within 45m of all points inside the dwelling house.

Area Schedule (GIA)	
GIF Area	Level
59 m ²	FF
56 m ²	GF

Proposed Boundary
0.13 hectares

Parking	Number
Residence	5 (inc.3 accessible)
Visitor	2
Warden	1
General use	3

Key

- Existing Trees retained
- Existing Tree Root Zone
- Proposed Trees
- Proposed Vegetation and planting
- Proposed hedges

Note: For further information regarding tree removal please refer to Tree Protection Plan SGV 03A. Also, please refer to landscape architect scheme (drawing MR23-056/101) for all hedge and planting details.



Rev:	Date:	Drawn:	Checked:	Description:
P11	31.01.2024	AKB	DW	Removal of ASHP and surround.
P10	04.07.2023	AKB	DW	Further alterations to bike store size and dropped crossing as per LA email dated 03/07/2023
P9	21.06.2023	AKB	DW	Alterations following meeting (21.06.23) with PO and Highways officer. Revisions include: 1. Bike and scooter provisions increased 2. Internal GF hall alterations 3. Parking user delegation, 4. Introduction of dropped kerb crossing 5. Retained existing footpath for wider road to allow for 3-point-turning
P8	06.06.2023	AKB	DW	Amendments as per landscape scheme and PO comments
P7	06.03.2023	AKB	RJ	Revisions to layout as per PO comments
P6	21.02.23	DW	RJ	Scooter provision added.
P5	15.02.2023	DW	RJ	Updated layout incorporating CYC Highways comments.
P4	06.02.2022	AKB	DW	Amendments following comments from YCC PO
P3	12.10.2022	AKB	DW	Planning Application Submission
P2	16.09.2022	AKB	DW	Addition of Pvs and ASHP
P1	14.09.2022	AKB	DW	Planning Submission Review

Suitability:	PL	Planning
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Sturdee Grove, York

Proposed Site Layout Plan

Location:
Sturdee Grove, Fossway
York
YP31 8FD

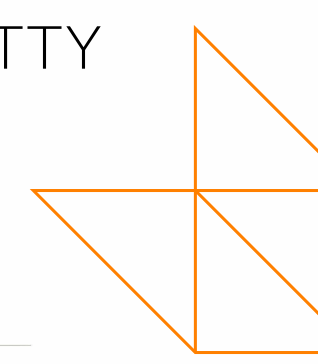
Client:
Joseph Rowntree Housing Trust

UPRN Originator Zone Level Type Role Series/Number Revision:
STURD-WBA-SI-XX-DR-A-PL_004 P11

Date: 09/14/22 Drawn: AKB Checked: DW Scale: @A1 Int Job No: 4045-001

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FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site

Proposed Site Layout
1 : 200