

## Principal Designer – Design Rational

### 51 Birchfield Drive Rochdale Manchester

The end usage of the building and occupant characteristics have been discussed in detail with the client who has advised / Confirmed that they do not fall into the definition of those described with reference to an Institution when referenced to The Building Regulations 2010 – See direct extract below.

Note-F22 suffix relates to works undertaken in Wales covered by The Building (Amendment)(Wales) Regulations 2024 where the care of persons under the age of 18 would impact upon this design rational, however is not applicable to works undertaken in England “Institution” means an institution (whether described as a hospital, home, school or other similar establishment) which is used as living accommodation for, or for the treatment, care or maintenance of persons—

(a) suffering from disabilities due to illness or old age or other physical or mental incapacity, or

(b) [F22under the age of five years] [F22under the age of 18],

As such the proposals have not been determined as a Material Change of Use with reference to

Regulation 5(d) of The Building Regulations 2010 2010– See direct extract below.

Regulation 5. For [F1the purposes of paragraph 8(1)(e) of Schedule 1 to the Act and for] the purposes of these Regulations, there is a material change of use where there is a change in the

purposes for which or the circumstances in which a building is used, so that after that change—

(a)the building is used as a dwelling, where previously it was not;

(b)the building contains a flat, where previously it did not;

(c)the building is used as an hotel or a boarding house, where previously it was not;

(d)the building is used as an institution, where previously it was not;

(e)the building is used as a public building, where previously it was not;

(f)the building is not a building described in classes 1 to 6 in Schedule 2, where previously it was;

(g)the building, which contains at least one dwelling, contains a greater or lesser number of dwellings than it did previously;

(h)the building contains a room for residential purposes, where previously it did not;

(i)the building, which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did previously; F2F3...

(j)the building is used as a shop, where previously it was not F4[F5; or

(k)the building is a building described in regulation 7(4)(a), where previously it was not].

The definition of a Dwelling contained within Approved Document B- Volumes 1 & 2 Appendix A- Key

Terms reads that up to a maximum of 6 people may live together as a single household where care is

provided for residents. This description is reflective of the proposed end usage of the building – See

direct extract below.

Dwelling - Includes a dwellinghouse and a flat. NOTE: A dwelling is a unit where one or more people live (whether or not as a sole or main residence) in either of the following situations.

- A single person or people living together as a family.
- A maximum of six people living together as a single household, including where care is provided for residents.

As such the guidance contained within Approved Document B-Volume 1 has been applied to the

proposed works with a purpose group of Residential Dwelling 1(b)2 – when referenced to Table 0.1

(Classification of Purpose Groups) – Dwelling house that contains a habitable storey with a floor

level a minimum of 4.5m aboveground level up to a maximum of 18m.

The evacuation strategy for the building is based on an all-out policy with enhanced detection installed throughout the property - Mains wired, interlinked smoke detectors are to be provided and installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade A Category LD1 Standard. A full management strategy is to be developed to capture this element of fire safety.

- The property is to be always managed on site when residents are present subject to additional licencing requirements. A full management strategy is to be developed to capture this element of fire safety.

- Bedrooms and the office are to be enclosed in fire resisting construction (minimum REI 30) with fire resisting doors (minimum E 30). The corridor serving bedrooms is to be a protected corridor.

- A full 30minute fire rated protected stairway is proposed as the dwelling has a story height more than 4.5m from the external ground levels. Therefore, all enclosing walls and floors should be provided with a minimum of 30 minutes fire resistance from both sides along with FD30 rated fire doorsets between the stair enclosure and all other rooms. WC and bathrooms may not need separating however if not the protection line should also enclose these areas and therefore the separating walls and floors below should also be protected

- A separate fire strategy will be required to substantiate the above points.

Planning (Development Control) consideration

The proposal relates to an existing 5 bedroom detached dwelling (Class 3) to a children's home for up to 4 children with support staff (Class C2). There would be 4 carers at any point in time, working on a rota basis, using one staff bedroom for overnight stays.

Planning Definition of C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres does not directly correlate to any such definition contained within the Building Regulations 2010 or Approved Documents.