

# TEMPORARY BUILDERS' ACCOMMODATION OUTLINE FIRE STRATEGY

01.10.21

## INTRODUCTION:

This document has been drafted in support of an application for the temporary change of use of an existing agricultural plot to Class C3 to provide a total of 7 units of temporary workers accommodation, plus an additional laundry unit, for a period of no more than 3 years.

This report should be read in conjunction with the drawings and design and access statement.

## CONTEXT:

The application is for temporary builder's accommodation, it is small scale and includes the provision of 7 prefabricated cabins, plus a communal laundry cabin. Government guidance indicates that a license is not required for a caravan site used for this purpose:

*"You do not need a licence to run a caravan site if:*

- *forestry workers, builders, travelling showmen or seasonal workers (like fruit pickers) stay in caravans on the site"*

Source: <https://www.gov.uk/caravan-site-licence> accessed 08.06.21

Nevertheless, measures have been taken to ensure the provision of a safe environment. These have been developed with reference to the document *Model Standards 2008 for Caravan Sites in England, Caravan Sites and Control of Development Act 1960 – Section 5* and *The Regulatory Reform (Fire Safety) Order 2005*.

## MEASURES:

- The eight units on site are spaced at the recommended distance of min. 6m between cabins, with a min. 3m between units and the site boundary (in accordance with parts 1.(ii) and 2.(i)). No cabin is within 2m of a road.
- Access routes to the existing yard are suitable for emergency services vehicles, which on Tresco have been adapted to suit the narrow lanes and restricted access across the island. The gateway into the site is 6.3m wide and allows clear entry for emergency vehicles in accordance with part 37.
- Evacuation of the site has been considered. The compound is surrounded by open fields providing safe refuge in the event of a fire. There are access points on both sides of the compound to provide multiple means of escape.
- A fire point housing fire-fighting equipment will be sited within 30m of the caravans in accordance with part 18.(ii).
- The "Snoozepod" cabins are fitted with smoke and carbon dioxide detector and fire extinguisher as standard.
- Building Control will be consulted prior to installation of the units on site.