

Enabling open plan design in dwellings with three storeys: a quick guide

Modern layouts are often at odds with the requirements of Building Regulations. After a loft conversion, the guidance encourages a dark hallway (or protected stairwell) from the top of your house to your final exit. Automist can be used to enable Building Control sign-off of an alternative design. Open plan living can add up to 15% of your property's market value. Why not ask your local estate agent about the impact on your home?

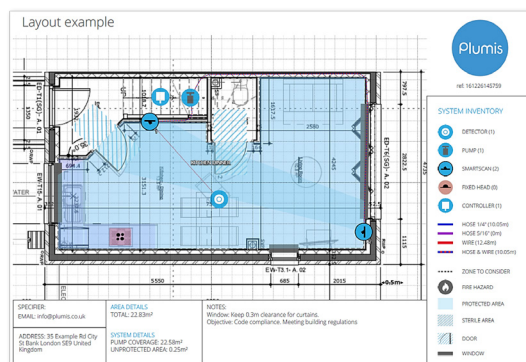


Automist conforms to BS 8458 and can be used to protect your escape route. It is installed by a network of individually authorised installers, who can help assist you with getting your property approved quickly. They are not always the cheapest, but they will provide the highest levels of workmanship. Our network has completed over 12,000 installations in the UK.

Still unsure? Why not read some of our independent Feefo Reviews?

1. What do you need to do?

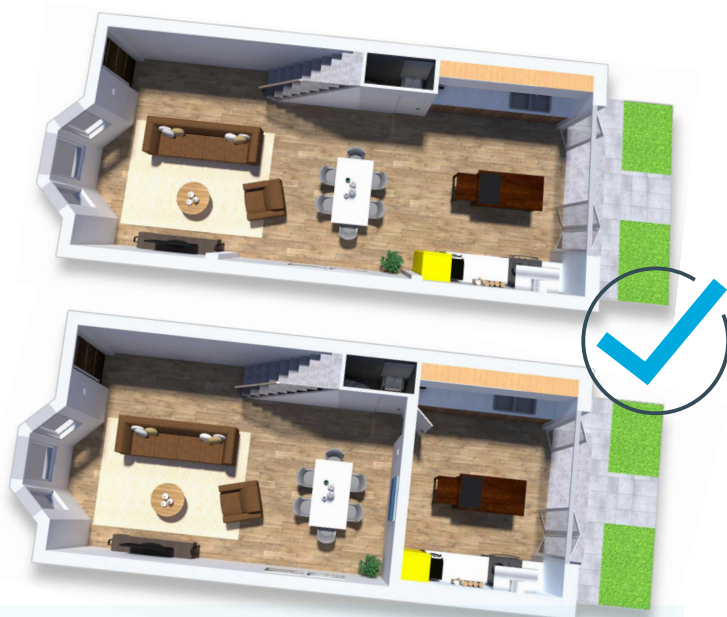
Start by sending a floor plan of your property to your chosen [installer](#), or ask for a site visit if preferred. They will ask you a few questions about your property and based on this information they can provide you with a quotation. If you haven't chosen your building control yet, our customers recommend [Approved Inspectors](#).



2. Types of open-plan layout

Fire suppression must be installed alongside other measures, typically escape windows, fire doors and an interconnected alarm to ensure your escape route is protected. There are two main types of [open plan layout](#):

- 1) Where the kitchen is combined with another room and open to the escape route (right top), or
- 2) Where the staircase is combined with a habitable room, such as a living or dining area, but your kitchen is separate (right bottom).



Fire engineered for use in open plan dwelling houses

As a rule of thumb, the more open the layout, and the higher the property from the ground floor, the more restrictions there are. However, compliance with the regulations can be straightforward to achieve with the correct guidance. We commissioned independent [fire engineering research](#) into the suitability of Automist to meet the building regulations

requirements for open plan dwellings, which you can show your surveyor. This work evaluated the vast majority of three-storey house configurations in the UK. Building control will usually sign off a project if a fire engineer has fully assessed the property and the necessary fire protection measures are in place.



3. Your installation

Automist is designed for retrofit and to minimise disruption to your home.

- No costly tank or water supply upgrade required
- Quick and easy installation with minimal disruption
- Our expert installers will help you navigate the building control process

Once the installation is complete, your installer will provide you with the final sign-off paperwork.

Learn more at plumis.co.uk

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