

Design Guidance and Legislation
The development is generally designed in accordance with Approved Document B-1:2022 for all areas. All deviations from this guidance will require agreement with the approving authority and local Fire Service. Refer to Fire Strategy Report by Stantec for full details

Fire Detection Systems
For details of fire detection and alarm system installation, refer to Electrical subcontractor's information.

The minimum fire detection and alarm system category for the residential units is Grade D Category LD2. Fire detection and alarm systems within the residential units are to be designed, installed, and commissioned in accordance with BS5839-6:2019.

The common residential areas (lobbies, corridors, and stairs) are to be provided with a Category L5 fire detection system design to activate the relevant smoke ventilation systems only (no sounders to be provided in these areas). This fire detection system is to be design and installed in accordance with BS5839-1:2017.

The non-residential areas are to be provided with at least an L3 fire detection and alarm system designed in accordance with BS5839-1:2017.

Evacuation Strategy
The evacuation strategy for the residential units is based on a 'stay-put' evacuation strategy where only the occupants within the unit of fire origin are to be alerted/evacuate and all other occupants within the building are to remain in place. Any additional evacuation is at the discretion of building management and the local Fire Service.

The evacuation strategy for the non-residential areas is based on a single-stage simultaneous evacuation strategy where all occupants within these areas are to be alerted/evacuate immediately on fire detection.

Structural Fire Protection
Elements of structure throughout both blocks are to achieve min. 60 minutes fire resistance.

Smoke Ventilation
The stairs are to be provided with ventilation via an automatic opening vent (AOV) at the head of the stair, with a minimum free area of 1m².

The common corridors are to be provided with either an external wall AOV with a minimum free area of 1.5m², or a natural smoke shaft with a minimum free area of 1.5m², 0.85m in any direction.

The top floor common corridors are provided with 1.5m² free area AOV's through the roof. These are located >2m away from the smoke shaft head, such that the required height of the smoke shaft is limited.

Fire Service Access
Access is provided via Pole Lane into the development car park. Dry rising mains are provided to allow for compliant hose laying coverage of all areas of the dwellings.

Escape to External Areas
All main secured and locked doors on final exit routes to have door release / fail safe and interlinked to fire sharing installations.

Cavity Barriers
A proprietary cavity barrier (to achieve a minimum of 30 mins integrity and 15 mins insulation) is to be fitted near the edges of internal cavities, including around window openings, door openings, extract vents, at top of cavity walls, and at junctions of each compartment wall and compartment floor with the external cavity wall.

Preformed fire rated cavity closers will be provided to edges of cavities at all window / door openings.

Other Features

- Fire detection and fire alarm systems in flats will be installed to a Grade D category LD2 standard.
- All flat entrance doors are FD30S to BS 476, and are to be made and maintained self-closing. Fire tests on building materials and structures and to relevant European directives.
- Flat entrance doors and all doors affording a means of escape to be available for escape without the use of a key.
- NOTE: New flat entrance doors comply with Secured By Design specification and requirements (Client to confirm).
- The separating walls and party walls are to be constructed and finished to give 1 hour fire resistance between flats and between flats and escape routes.
- The separating compartment floors are to be constructed and finished to give 1 hour fire resistance between flats.
- The separating and party walls are to be taken up to the underside of roof finish and fire stopped between wall panel and underside of roof finish.
- Due to the presence of PV panels to the roof, it is proposed to design and protect the roof as a floor, achieving 60 minute fire rated construction
- The roof finish under the PV panels is to be non-combustible, with a ballast surface being proposed at present.
- Service pipes passing through compartment walls to be fitted with wall mounted intumescent collar to maintain the fire integrity rating of the wall. Where space is limited, intumescent pipe wraps to be installed, all in strict accordance with manufacturer's guidelines.
- It is presently understood a 'stay put' evacuation strategy will be in place whereby the occupants of the flat evacuate on activation of the BS 5839 Part 6 fire detection system within their own dwelling. All other persons remain in their apartments. Note: This is to be agreed with the Client groups and is subject to the approval of the Fire and Rescue Service.
- Service pipes etc. passing through compartment floors / walls to be firestopped to maintain the integrity of the compartment. Pipework to be wrapped in min. 25mm mineral wool quilt (min. 10kg/m³) and boxed in with two layers of gypsum-based board, each layer nominal 8kg/m². All voids around the pipe at the floor junction sealed with mortar and suitably sized pipe collar provided to underside. Acoustic floor perimeter edging strip to be installed adjacent to pipe penetrations. All to comply with relevant Robust Detail.
- A dry riser is to be installed as noted above

Note: These plans show minimum fire ratings for illustrating fire compartmentation and escape strategy principles only. Actual construction may exceed minimum requirement shown as the project progresses.

This drawing is to be read in conjunction with TADW architects drawings, and mechanical and electrical engineer's information.

Refer to M+E drawings for information relating to fire detection including locations for fire detectors, illuminated signage, sounders, fire control panels, battery back up locations, etc.

Fire signage to be provided to comply with Clause 48.2 of BS 9981:2024.

Additionally, as an enhancement above minimum requirements for buildings of the height proposed, wayfinding signage for the Fire Service is to be provided in accordance with Clause 15.13 - 15.16 of AD.B-1:2022

Smoke detection and alarm system to be designed by electrical services designer.

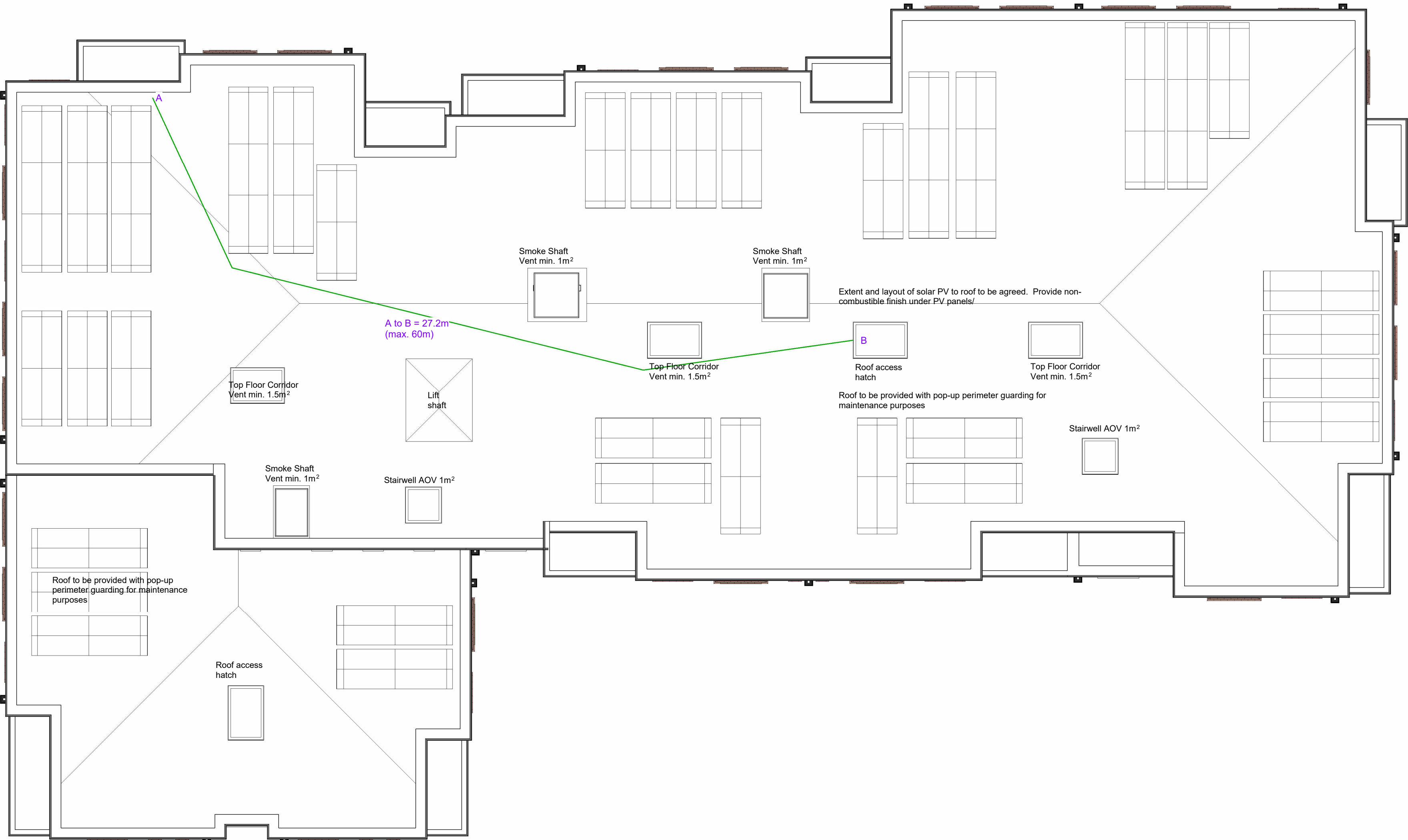
NOTE: this drawing represents a Concept Fire Design / Strategy in line with 'Building Regulations and Fire Safety Procedural Guidance 5th Edition' 2015 by LABC and it is intended to be continually reviewed during the Construction Phase, and is subject to the approval of the Fire and Rescue Service.

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: Copyright to remain the property of TADW Architects in accordance with Copyright, Designs and Patents Act 1988.

Legend

Fire Plan Key

- 30 minute fire rated construction
- 60 minute fire rated construction
- Protected corridor to be ventilated in accordance with AD.B1 Para 3.51
- Stair to be ventilated in accordance with AD.B1 Para 3.52 (1m² vent from the top storey of the stair)
- AOV over
- Maximum escape distance
- Smoke Detector
- Heat Detector
- 1800mm zone around cooking appliance
- FD60S Door
- FD30S Door
- FD30 Door



1 Block B_L4 Roof Plan Fire Plan
1 : 100

1	Drawn	06.08.25	AM	MH
Issue	Description	Date	Drawn	Checked

Drawing Status

P - Planning T - Tender C - Construction R - As Record

PLANNING



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Client Watson Homes

Job Spurr House, Bury

Title Fire Plan Block B - Roof Plan

Scale 1 : 100 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

5 10m 1:100

Job No. Originator Ph. Level View Role Dwg Status Rev.
241352-TADW- 00- ZZ- DR- A- 0084- P- 1