

NOTES

Flats (1-10)
Fire strategy for all flats (1-10) is based on 'defend in place' stay put scenario with compartmentation, protected stair with automatic opening vent. Flats follow guidance of Diagram 3.9 of ADB-B - flats to be bobbled internally to 30minute protection with travel distances less than 9m, FD30 fire doors to rooms and FD30s to with self closers to flat entrance doors.
All floors between flats and to be compartment floors and to be 60 minute fire rated. External walls are fully filled with mineral wool insulation rated Euroclass A1 non combustible not requiring cavity barriers. All penetrations through compartment floors to be suitably fire stopped with a proprietary sealing system to achieve same level of the resistance as floors. Compartment walls indicated on drawings - All penetrations through compartment wall to be suitably fire stopped with a proprietary sealing system to achieve same level of fire resistance as the wall.

All internal partitions providing fire resistance to be constructed full height and slab to slab with fire rated head detail to suit construction of partition and floor over.

Concealed voids (above suspended ceilings etc.) to be subdivided with 30minute rated cavity barriers to ensure no void is greater than 20m in both directions.

All ductwork passing through fire resisting partition/fire hazard rooms to have fire and smoke dampers as specified by M and E contractor in accordance with BS 5720:1979/BS 5586p:1999 and ASFP Grey Book. Fire and smoke resisting dampers, tested to BS EN 1366-2:1999 and classified to BS EN 13501-S220S3.

All elements of structure to have 60minute fire protection

All wall and ceilings to be rated Class 0 for surface spread of flame

Automatic opening vents to have 'Auto' Open and 'Close' override capability for the Fire and Rescue service

Emergency Lighting to be installed in accordance with BS 5266-1 and to extend to all common escape routes. All emergency luminaires to be to BS EN 60598-2-22 with 3 hour emergency pack and mains test M and E contractor to provide detailed layout.

Fire alarm system to be designed and installed by specialist sub contractor.

Individual flats to have alarm system in accordance with BS 5839-6:2019 Fire Detection and Fire Alarm Systems for Building - Grade D1 Category LD2 standard with smoke detectors in all circulation spaces that form escape routes as well as in the kitchen (heat detector) and the living room. D1 detectors to have tamperproof battery backup.

All escape routes to be distinctively and conspicuously marked by emergency exit signs complying with the Health and Safety (Safety signs and signals) Regulations 1996 and conforming to BS 5499-1:2002.

Fire Doors to be fitted as per the following general requirements:-

- Doors on Protected Escape Routes such as internal flat entrance doors, doors onto the protected stairs and off the protected corridor to be minimum FD30s with self closing devices
- Doors to vertical rear shifts and cupboards onto common areas to be minimum FD30 with 'Keep Locked Shut' signage
- Internal doors within flats (excluding flat entrance door) to be minimum FD30 without self closing device (NOTE: To comply with building regulations, internal flat doors are only required to be FD20 rated however these are generally not available or commercially viable)

All fire doors to demonstrate compliance with BS 8214 and capable of demonstrating compliance with BS 476-22 when tested as a complete installed assembly i.e. frame, glazing apertures, intumescent strips and ironmongery

LEGEND

Stair Enclosure ventilated with Automatic Opening Vent (AOV) at roof level achieving 1m² free area.

30 minute Fire Resistant Construction

60 minute compartment wall

Smoke Detector (indicative location)

Heat Detector (indicative location)

Fireman control switch for AOV (indicative location)

Emergency lighting provision to communal areas (to specialist design)

SIGNAGE

1 Fire exit

2 Fire exit

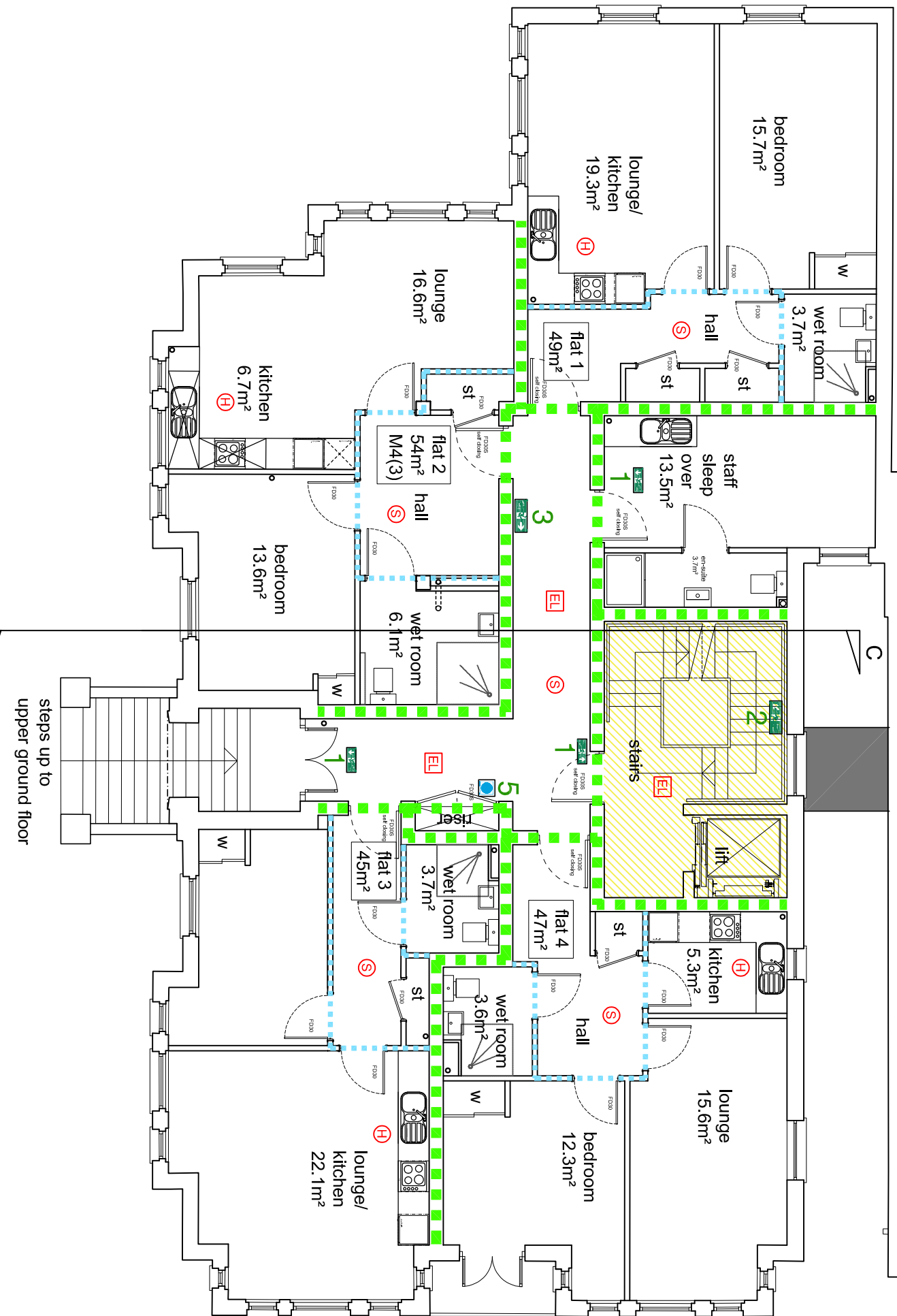
3 Fire exit

4 Fire exit

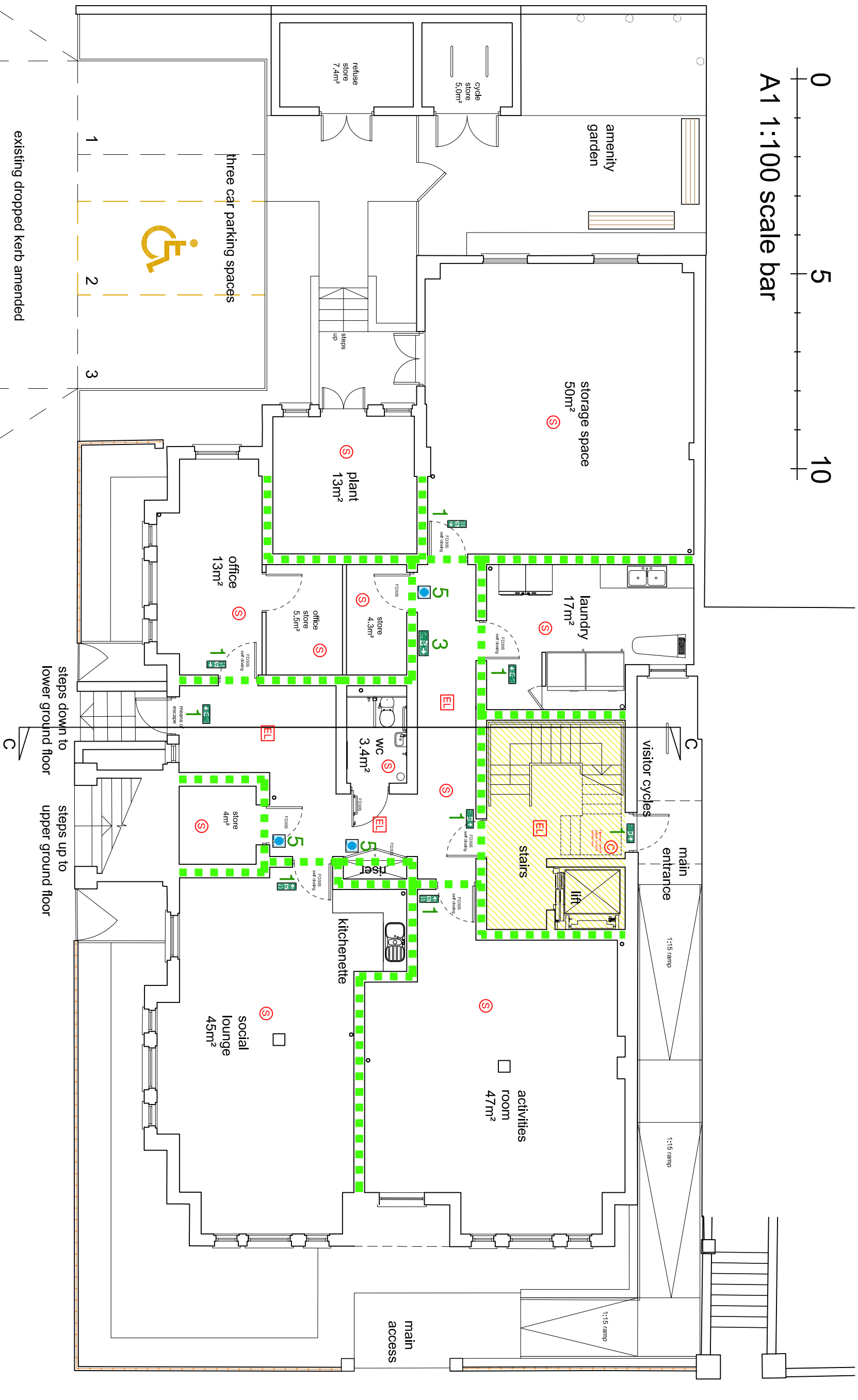
5

upper ground floor plan

0 5 10
A1 1:100 scale bar



lower ground floor plan



notes

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all dimensions to be checked on site prior to commencement of construction works and the architect notified of any discrepancy.
figured dimensions are to be used in preference to scaled dimensions.
no deviation from this drawing will be permitted without prior consent of the architect.

all drawings are prepared subject to a full measured and structural survey of the buildings and site.

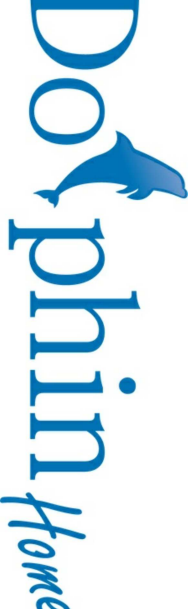
all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.
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health & safety:
exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

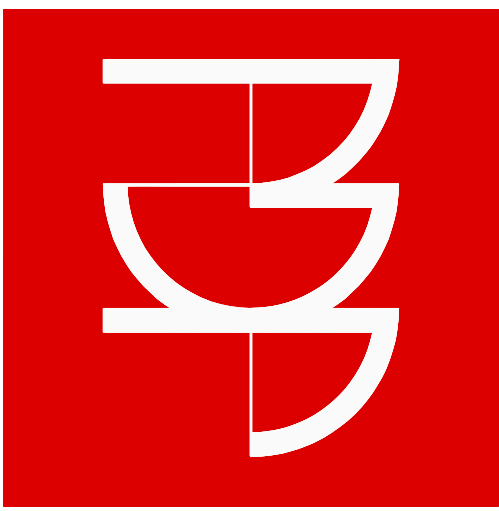
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PLANNING



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project	Proposed Development 90-91 South Terrace Littlehampton, W Sussex
detail	Lower & Upper Ground Fire Strategy Plan
drawn	MAS
checked	
date	Dec 2021
status	Planning
a1 scale	a3 scale
1:100	1:200

fire strategy plan (1st & 2nd floors)