



JENSEN HUGHES

Report

Project	Shinfield Park, Reading
Report Title	Fire Strategy Report
Our Ref	JL9806/R1 Issue 3

Report

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1.0 INTRODUCTION

1.1 Description

The project consists of the construction of a new warehouse facility complex at Shinfield Park, Reading. The proposed scheme comprises 5 warehouse buildings which of Unit 3 is split into two units. Gross Internal area (GIA) and height to mean roof level of the units are as follows:

- Unit 1: GIA 8030m², 15.2m
- Unit 2: GIA 3799m², 13.1m
- Unit 3A: GIA 1106m², 12.5m
- Unit 3B: GIA 1106m², 12.5m
- Unit 4: GIA 2593m², 12.7m
- Unit 5: GIA 3468m², 12.7m

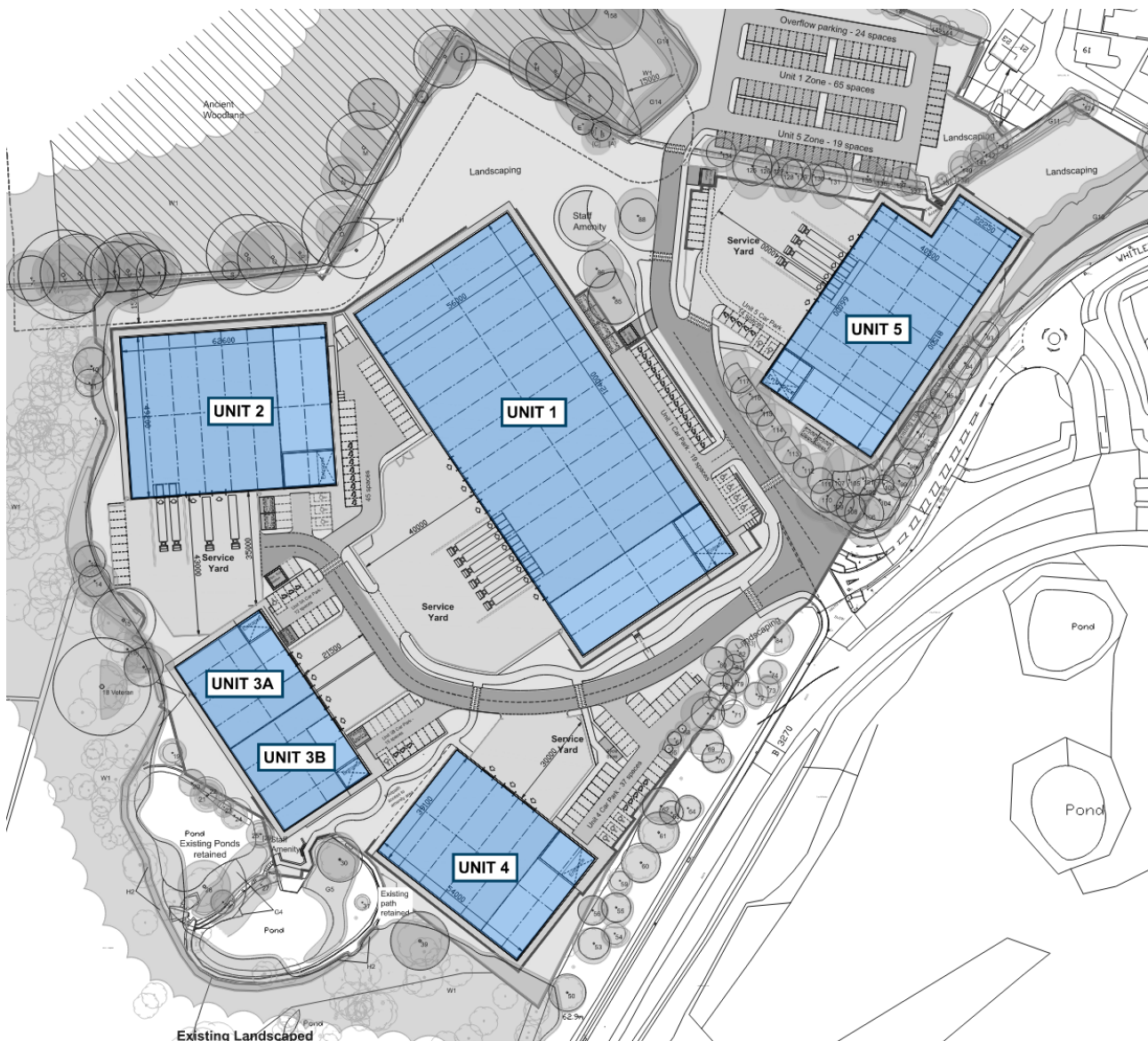


Figure 1: Proposed Units – Site Layout

1.2 Aim of Report

This report describes the Fire Strategy in support of a Planning Permission for the development of Shinfield Park, Reading. The aim of this report is to summarise the key fire strategy principles for the proposed warehouse buildings and associated office spaces, based on the provided design information and drawings.

The fire strategy addresses life safety only. Consideration for property protection is to be discussed with the building's insurers.

1.3 Building Regulations and Guidance

The fire strategy has been developed based on the recommendations of guidance in Approved Document B Volume 2: 2019 edition incorporating 2020 and 2022 amendments (ADB Vol. 2).

ADB: V2 uses the concept of purpose group to classify buildings. Buildings are considered as:

- Warehouse – purpose group 7(a)
- Office – purpose group 3

2.0 ACTIVE FIRE SAFETY SYSTEMS

2.1 Sprinklers

As the height of each unit is less than 30m and compartment size will be less than 20,000m² , there is no requirement to provide sprinklers to satisfy Building Regulations for life safety.

Jensen Hughes have advised the client that they should seek advice from the buildings' insurers as to whether sprinklers are required for property protection.

2.2 Fire Detection and Alarm System

Each building will be provided with at least a Category L3 automatic fire detection and alarm system in accordance with BS 5839-1.

2.3 Emergency Lighting and Signage

Emergency lighting will be provided in accordance with BS 5266-1: 2016 to illuminate escape routes in the event of mains failure.

Exit signs will be provided in accordance with BS 5499-4:2013 and BS ISO 3864-1: 2011.

2.4 Emergency Voice Communication System

All disabled refuges provided within the protected staircases and adjoining protected lobbies will be installed with two-way emergency voice communication (EVC) system in accordance with BS5839-9.

2.5 Smoke venting

There is no Building Regulations requirement to provide smoke venting systems for the buildings.

2.6 Secondary Power

All life safety systems including but not limited to those listed above will be provided with a secondary power source to ensure operation even in the event of a mains power failure. The detailed design will be developed by system specialist.

3.0 MEANS OF ESCAPE

3.1 Evacuation Strategy

Each unit will operate under a simultaneous evacuation strategy. This means that, detection of a fire in one area will trigger an evacuation throughout the affected unit only. This strategy is in line with the guidance of ADB Vol. 2.

3.2 Occupancy

The occupancy of each unit has been calculated using standard occupant densities given in Building Regulations guidance as set out in Table 1 below.

Building	Floor	Area (m ²)	Floor Space Factor	Occupancy
Unit 1	Ground	6985	30	233
	First	825.6	6	138
	Total			371
Unit 2	Ground	3021.9	30	101
	First	407.2	6	68
	Total			169
Unit 3A	Ground	860	30	29
	First	140.9	6	24
	Total			53
Unit 3B	Ground	860	30	29
	First	140.9	6	24
	Total			53
Unit 4	Ground	2051.8	30	69
	First	262.9	6	44
	Total			113
Unit 5	Ground	2965.5	30	99
	First	316	6	53
	Total			152

Table 1 - Occupancy

3.3 Unit 1 - Exit Capacity

3.3.1 Ground Floor

Proposed unit will be provided with 8 separate exits achieving at least 850mm clear width. After discounting the largest exit, there will be capacity for 720 occupants, which is sufficient for calculated occupancy shown in Table1.

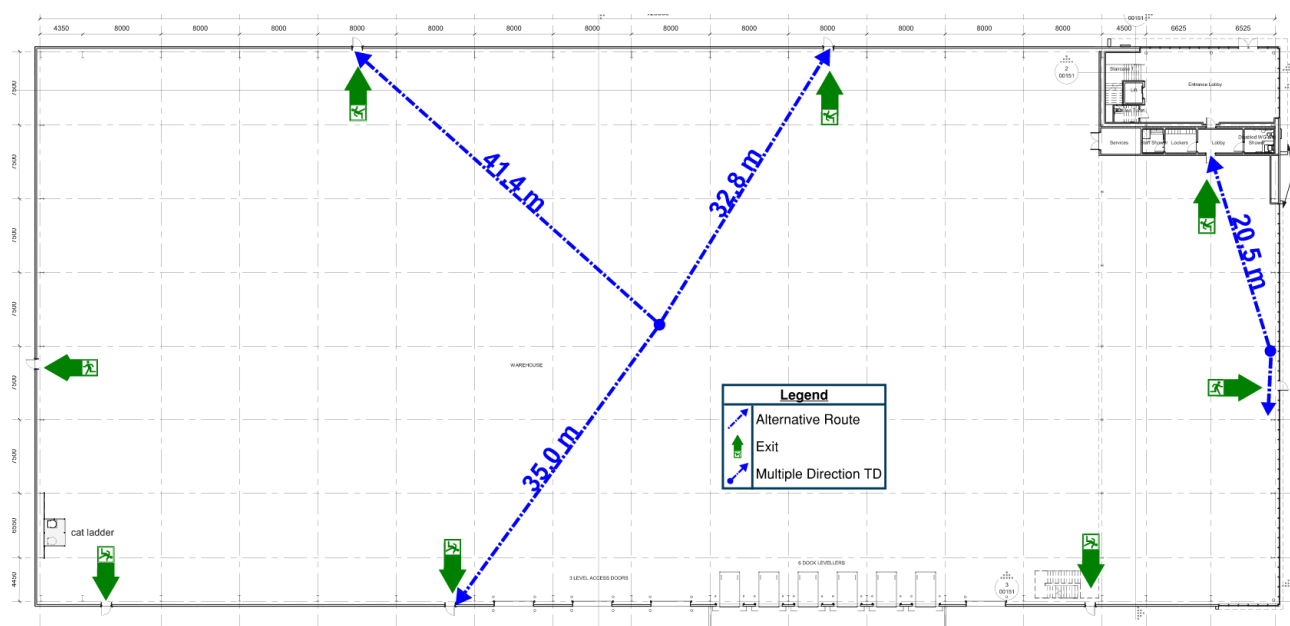


Figure 2: Exits – Ground Floor

3.3.2 First Floor

First level office is provided with two separate exits. Both exits achieve at least 1050mm clear width, which provide capacity for 220 occupants. This is sufficient as calculated occupancy is 138 occupants.

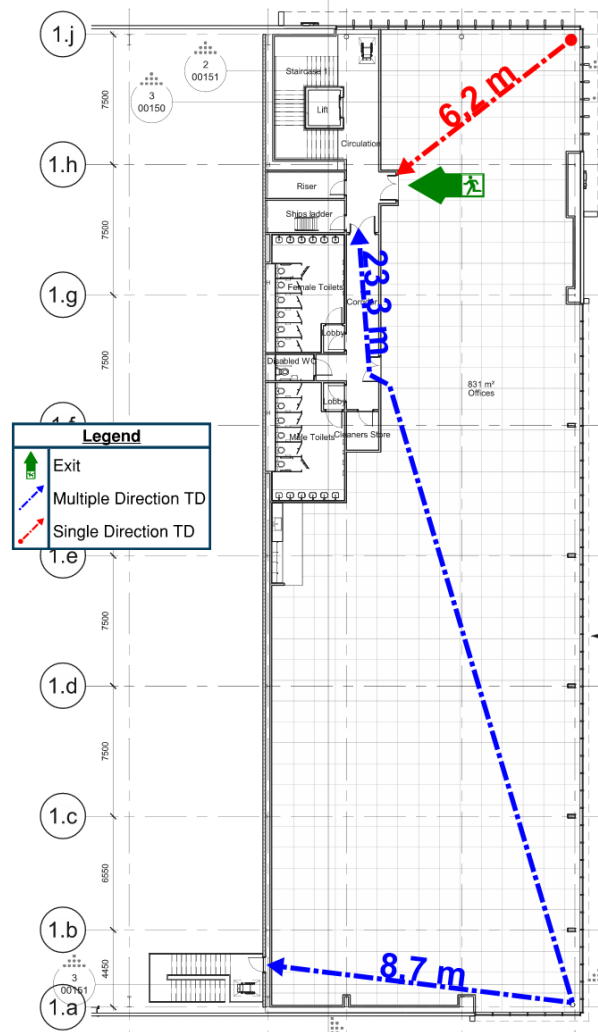


Figure 3: Exits – First Floor

3.4 Unit 2 - Exit Capacity

3.4.1 Ground Floor

Proposed unit will be provided with 7 separate exits achieving at least 850mm clear width. One of exits opens against the escape direction. After discounting the largest exit, there will be capacity for 610 occupants, which is sufficient for calculated occupancy shown in Table 1.

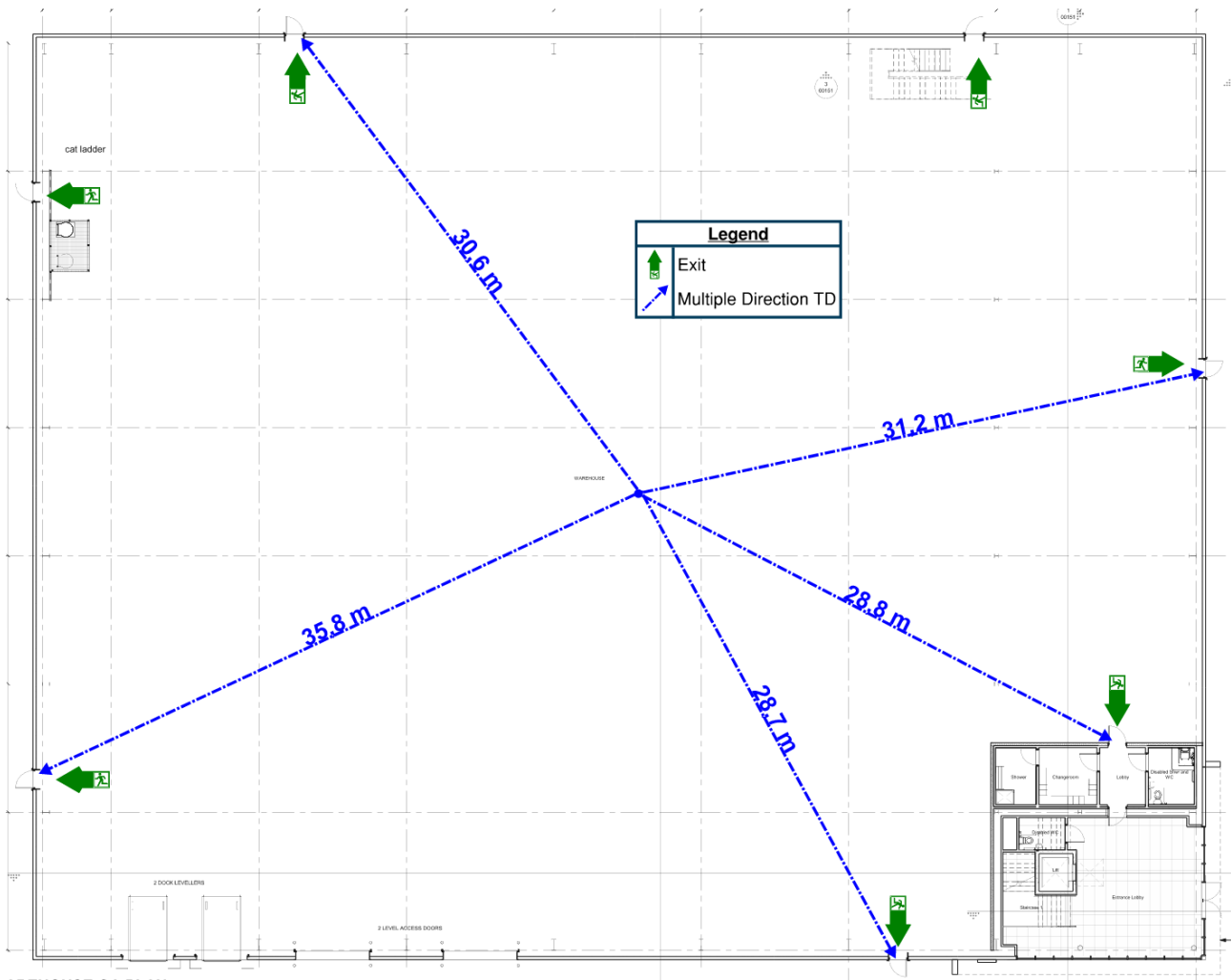


Figure 4: Exits – Ground Floor

3.4.2 First Floor

First level office is provided with two separate exits. Both exits achieve at least 1050mm clear width, which provide capacity for 220 occupants. This is sufficient as calculated occupancy is 68 occupants.

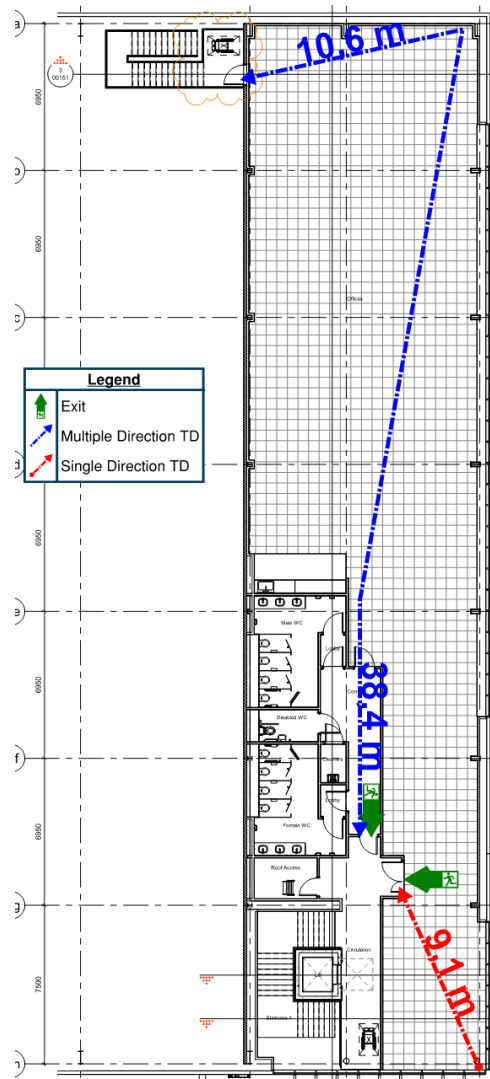


Figure 5: Exits – First Floor

3.5 Unit 3A & 3B - Exit Capacity

3.5.1 Ground Floor

Proposed units will be provided with 5 separate exits in both units. Each exit achieves at least 850mm clear width and one exit in both units opens against the escape direction. After discounting the largest exit, there will be capacity for 390 occupants in both units, which is sufficient for calculated occupancy shown in Table 1.

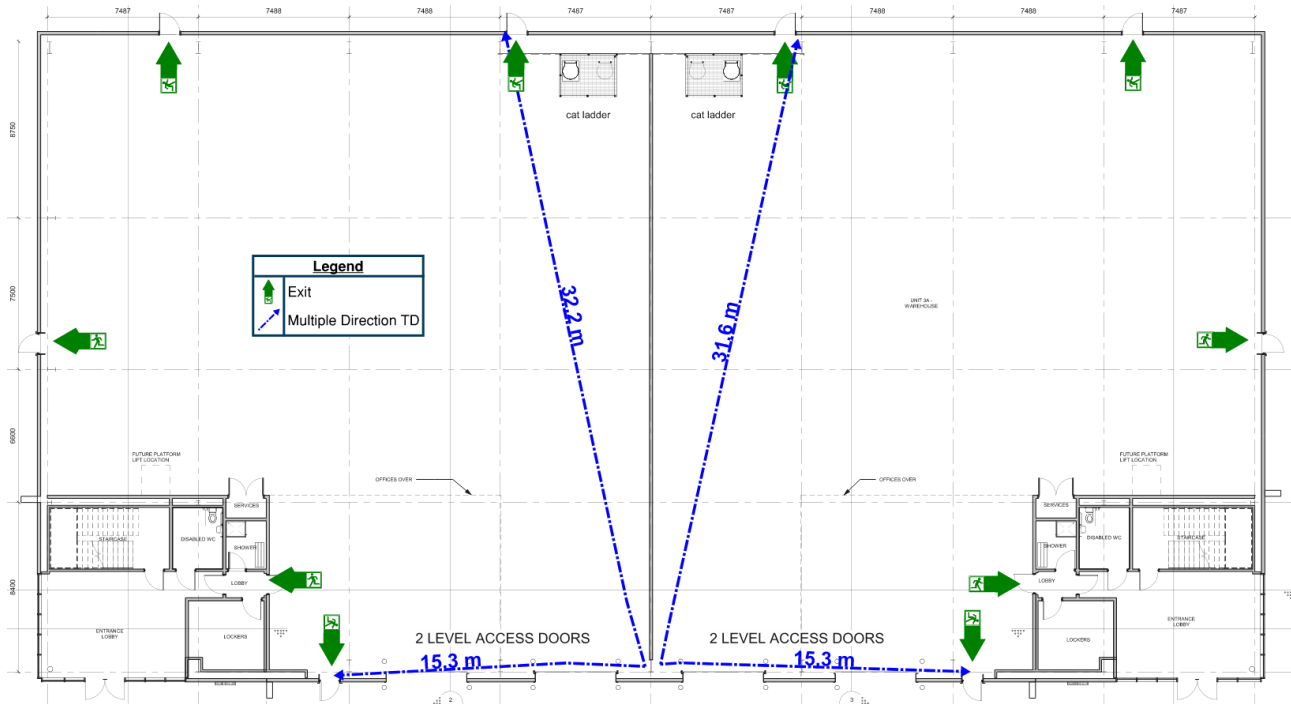


Figure 6: Exits – Ground Floor

3.5.2 First Floor

First level office is provided with single exit route in both units. This is acceptable as occupancy within first level office will be well below 60 occupants.

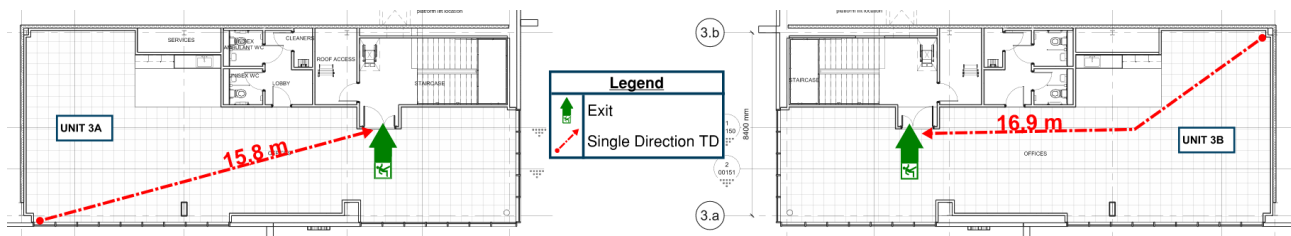


Figure 7: Exits – First Floor

3.6 Unit 4 - Exit Capacity

3.6.1 Ground Floor

Proposed unit will be provided with 6 separate exits achieving at least 850mm clear width. After discounting the largest exit, there will be capacity for 500 occupants, which is sufficient for calculated occupancy shown in Table1.

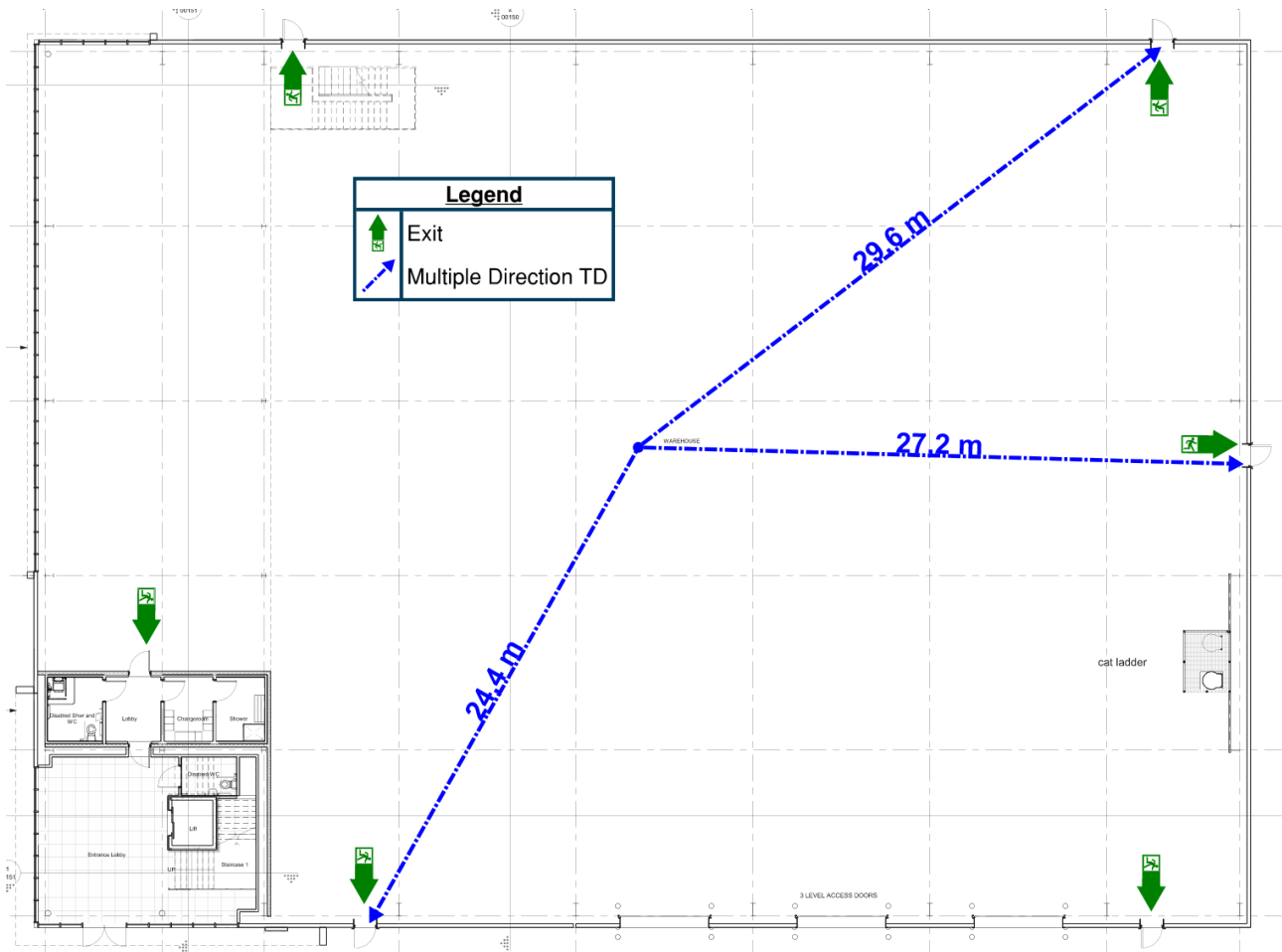


Figure 8: Exits – Ground Floor

3.6.2 First Floor

First level office is provided with two separate exits. Both exits achieve at least 1050mm clear width. As another door opens against the escape direction, the occupancy should be limited to 60 people maximum. This is sufficient as calculated occupancy is 44 occupants.

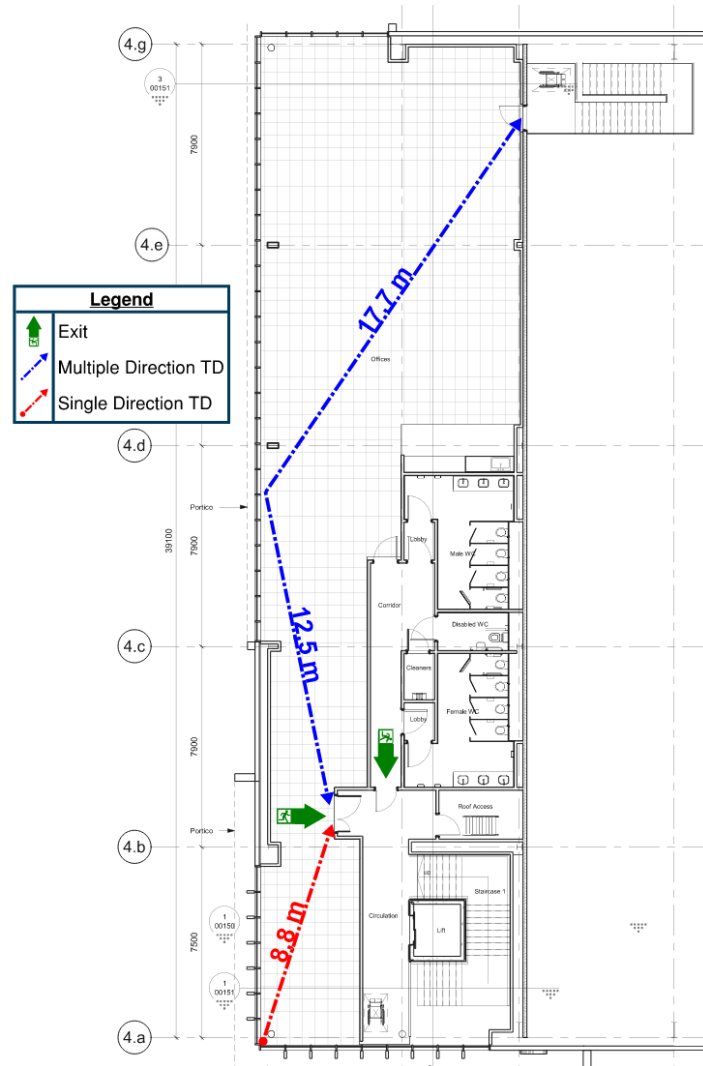


Figure 9: Exits – First Floor

3.7 Unit 5 - Exit Capacity

3.7.1 Ground Floor

Proposed unit will be provided with 9 separate exits achieving 850mm width, which of two exit doors opens against the escape direction. After discounting the largest exit, there will be capacity for 780 occupants, which is sufficient for calculated occupancy shown in Table 1.

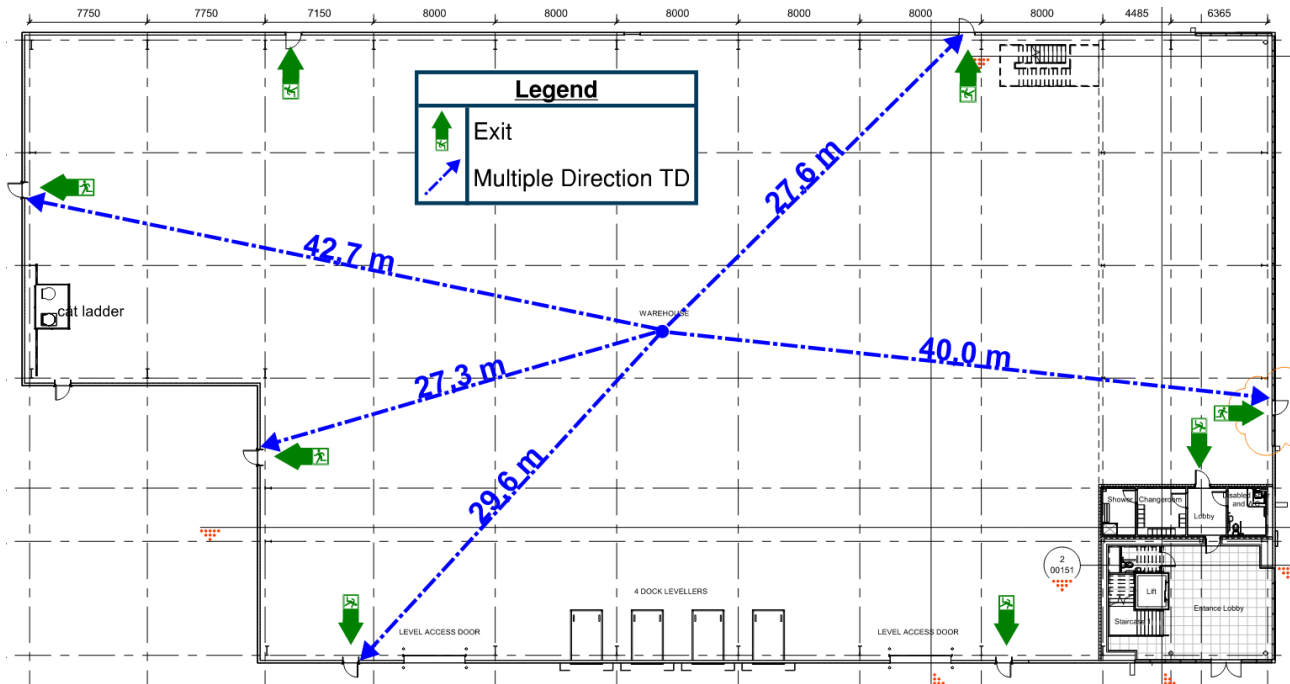


Figure 10: Exits – Ground Floor

3.7.2 First Floor

First level office is provided with two separate exits. Both exits achieve at least 1050mm clear width. As another door opens against the escape direction, the occupancy should be limited to 60 people maximum. This is sufficient as calculated occupancy is 53 occupants.

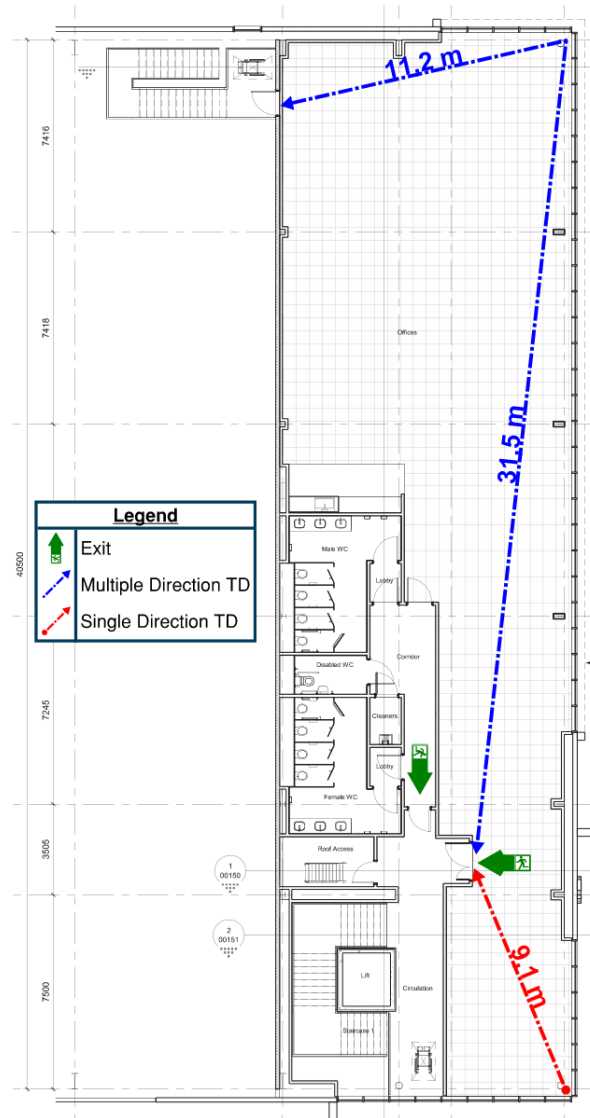


Figure 11: Exits – First Floor

3.8 Travel Distances

According to ADB Vol. 2, for warehouse, travel distances shall not exceed 25m where only one escape route is available and 45m where more than one escape route are available. Travel distances within the office areas will be limited to 18m in single direction and 45m in multi-direction escape. Figures 2 - 11 above shows that these limits are achieved.

Where fitout is not known, the travel distance can be assessed based on two-third of the limit, i.e. 12m (office) / 16.7m (warehouse) in single direction and 30m when multiple directions available. Proposed plans shows that these are not achieved in the first floor office of Unit 3a/3b, therefore it should be ensured in fit-out design that actual travel distance limits are met.

3.9 Stairs and Stair Capacity

Each stair in each building will be at least 1000mm wide. This is in line with recommendations given in ADB Vol 2.

Each 1000mm wide stair provides capacity for 150 occupants. This is sufficient as first level of each building will have less than 150 occupants.

Unit 3A and 3B first floors are only served by a single stair. This is permitted as the buildings comprise only ground and first floors and the first floor meets the escape criteria for a single means of escape.

3.10 Final Exit from Stairs

Each main escape stair will discharge directly to outside via a fire sterile entrance lobby at ground level. This is in line with the current guidance.

The secondary escape stair from the office areas of Units 1, 2, 4, and 5 will discharge into the warehouse, with subsequent escape provided via the perimeter fire exits located within the warehouse. This arrangement is considered acceptable as the warehouse and office areas will be separated by at least 1-hour fire-resisting construction. Occupants will always have the option to turn their back and use an alternative safe escape route if one route is not available during a fire incident.

3.11 Mobility Impaired Occupants

Ground level of each unit is provided with level accesses.

Stair cores of each unit will be provided with a disabled refuge achieving at least 900mm x 1400mm dimensions. All disabled refuges will be provided with an Emergency Voice Communication system in accordance with BS5839-9.

A management plan will be developed to support evacuation of mobile impaired occupants and persons of restricted mobility from all areas will be assisted to evacuate in line with the management procedures of the buildings.

4.0 STRUCTURE AND COMPARTMENTATION

4.1 Fire Resistance of Structure

All the load bearing structure in each building will be designed to achieve 60 minutes of fire resistance to comply with current ADB Vol.2 guidance.

Structure supporting the roof would not normally need to achieve fire resistance. However, some of the external walls will need to achieve fire resistance either to protect escape routes or to restrict the potential for fire spread across the site boundary (see Sections 6). Any structure that supports such an external wall will be designed to achieve at least one hour fire resistance.

4.2 Compartmentation

Fire-resisting walls and floors will be provided in accordance with the following table:

Area	Fire Resistance of enclosure	Fire Doors
Compartment Walls between Office and Warehouse	1-hour	FD60S
Protected lobbies	30-minutes	FD30S
Protected Stair	30-minutes	FD30S
Plant rooms	30-minutes	FD30S
Plant rooms housing any life safety equipment	2-hours	FD60S

Table 2 - Compartmentation requirements

4.3 Cavity Barriers

Cavity barriers will be installed in accordance with Section 9 of Approved Document B vol.2. Cavity barriers will be installed at a maximum of 20m intervals provided the surface of the materials exposed within the cavity (excluding the surface of any pipe, cable or conduit, or any insulation to any pipe) achieves a Class C-s3, d2 rating or better.

Cavity barriers will achieve at least 30 minutes fire resistance for integrity and 15 minutes for insulation.

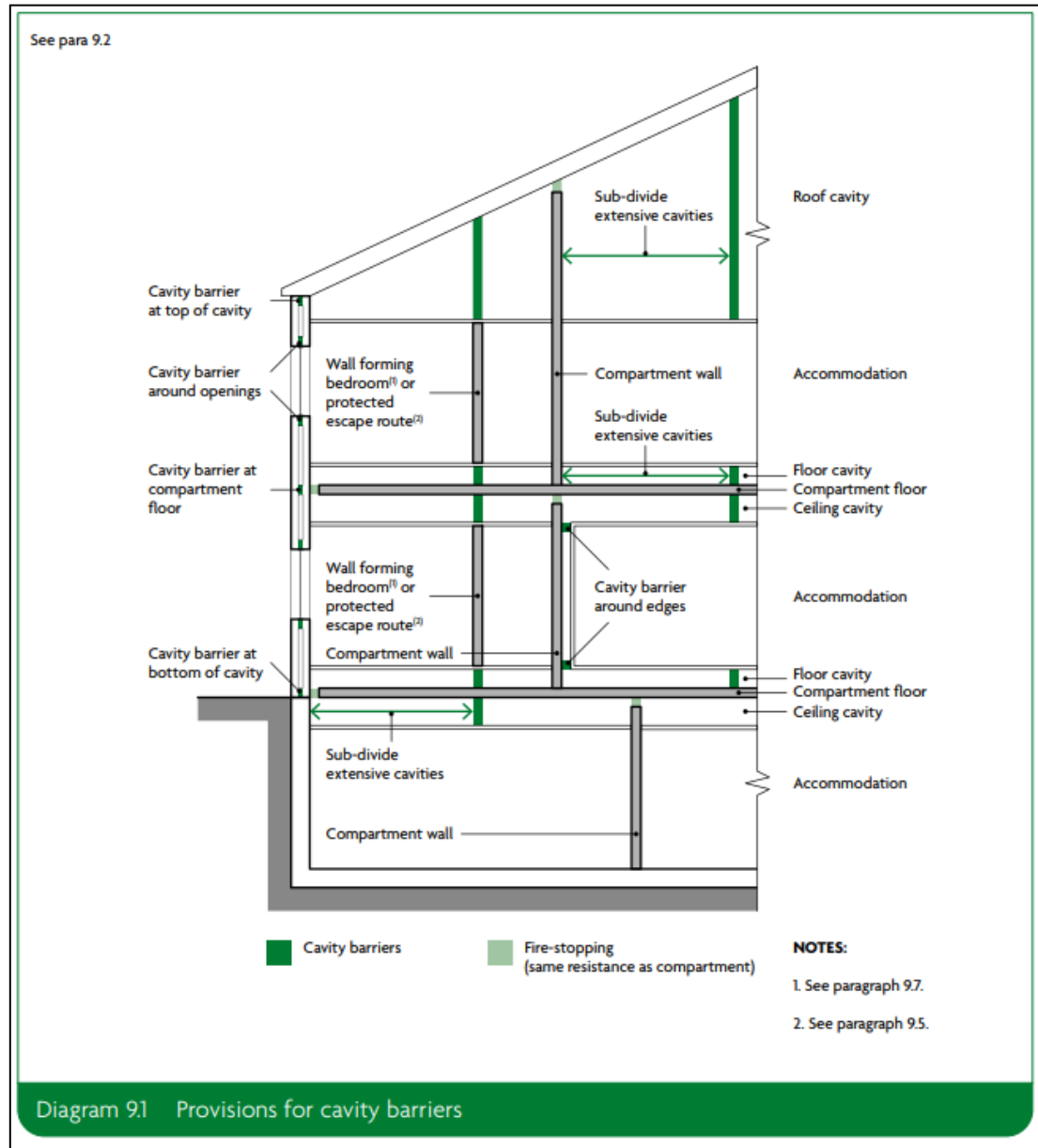


Figure 12: Cavity Barrier Locations

Where works are proposed to the external façade which includes an external wall cavity, cavity barriers will be provided in line with the following:

- To close the edges of cavities, including around openings,
- At the junction between an external cavity wall and every compartment floor and compartment wall,
- At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly which forms a fire resisting barrier,

To limit the dimensions of extensive cavities in line with Section 9 of Approved Document B vol.2.

4.4 Fire Stopping

Fire stopping will be provided to maintain the integrity of the fire separating elements in accordance with the recommendations of Section 10 of Approved Document B vol.2.

Where pipework or services breach compartment walls or compartment floors, or through a cavity barrier, there may be an imperfection of fit which results in an opening. As such, protection of the openings will be provided in accordance with the recommendations of Section 10 of Approved Document B vol.2.

Where a ductwork system serves a fire-separated protected escape route, smoke detector operated fire dampers should be provided where ductwork enters each fire-separated or smoke-separated section of the escape route.

Any ductwork passing through a protected stairway, lobby or corridor without an opening into that area should be fire-resisting, i.e. the ductwork should be protected using fire-resisting enclosures or fire-resisting ductwork.

4.5 Internal linings

Wall and ceiling linings are accordance with Table 6.1 of the ADB Vol.2, see below:

Table 6.1 Classification of linings	
Location	Classification
Small rooms of maximum internal floor area:	D-s3, d2
a. 4m ² in residential accommodation	
b. 30m ² in non-residential accommodation	
Other rooms (including garages)	C-s3, d2
Other circulation spaces	B-s3, d2 ⁽¹⁾
NOTE:	
1. Wallcoverings which conform to BS EN 15102 , achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate, will also be acceptable.	

Figure 13: Linings – ADB Vol. 2 Table 6.1

5.0 ACCESS AND FACILITIES FOR THE FIRE SERVICE

5.1 General

The access roads will be sufficiently sized to accommodate a high reach vehicle in accordance with Table 15.2. The specifications for vehicle access route are as follows:

Table 15.2 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

NOTES:

1. Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions.
2. The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.

Figure 14: Fire and Rescue Vehicle Access Specifications

The minimum requirements for operating distances for high reach appliances to the building should be in accordance with the figure below.

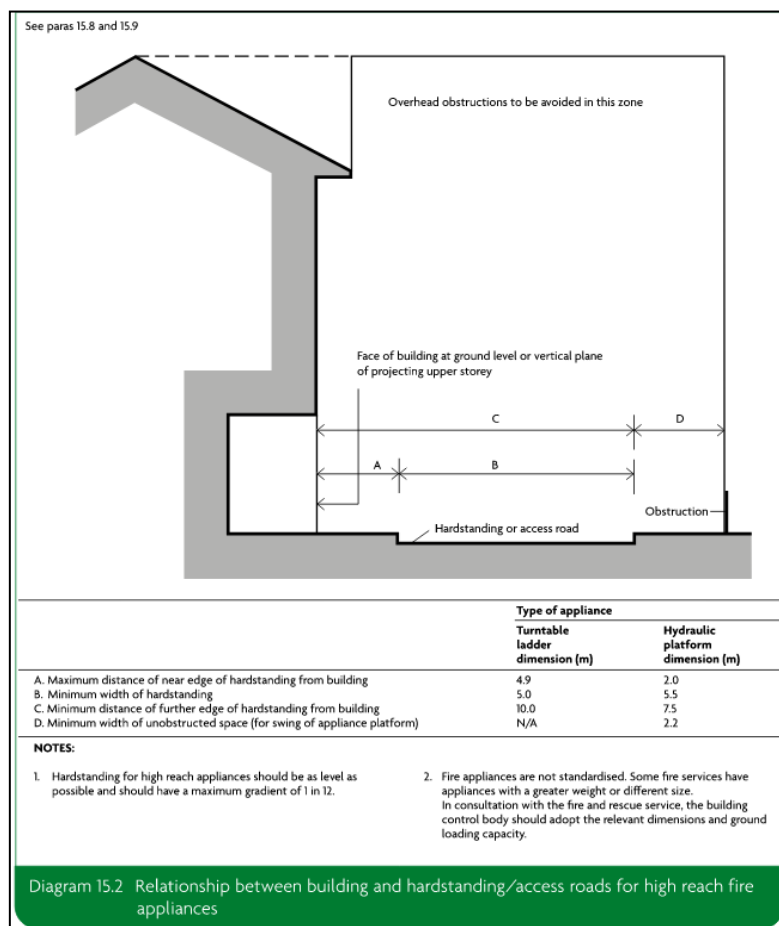


Figure 15: Distances for high reach appliances

5.2 Fire Vehicle Access and Provisions

The fire service can approach the Site from the southeast via Whitley Wood Lane.

The mean roof level of each unit is more than 11m above the ground. Therefore, fire vehicle access for high reach appliances will be provided to each unit in line with the ADB Vol. 2 guidance. Required perimeter access for units are as follows:

- Unit 1: 50% as the unit has a total internal area between 8000m² - 16,000m²
- Unit 2: 50% as the unit has a total internal area between 2000m² – 8000m²
- Unit 3A / 3B: 50% as the unit has a total internal area less than 2000m²
- Unit 4: 15% required for each of the warehouse space and the office (each less than 2000m²). With the provision of fire compartmentation between the two areas, it is considered reasonable to assess fire service access to each area separately.
- Unit 5: 50% as the unit has a total internal area between 2000m² – 8000m²

The proposed fire vehicle access for each unit is illustrated in Figure 16 below.

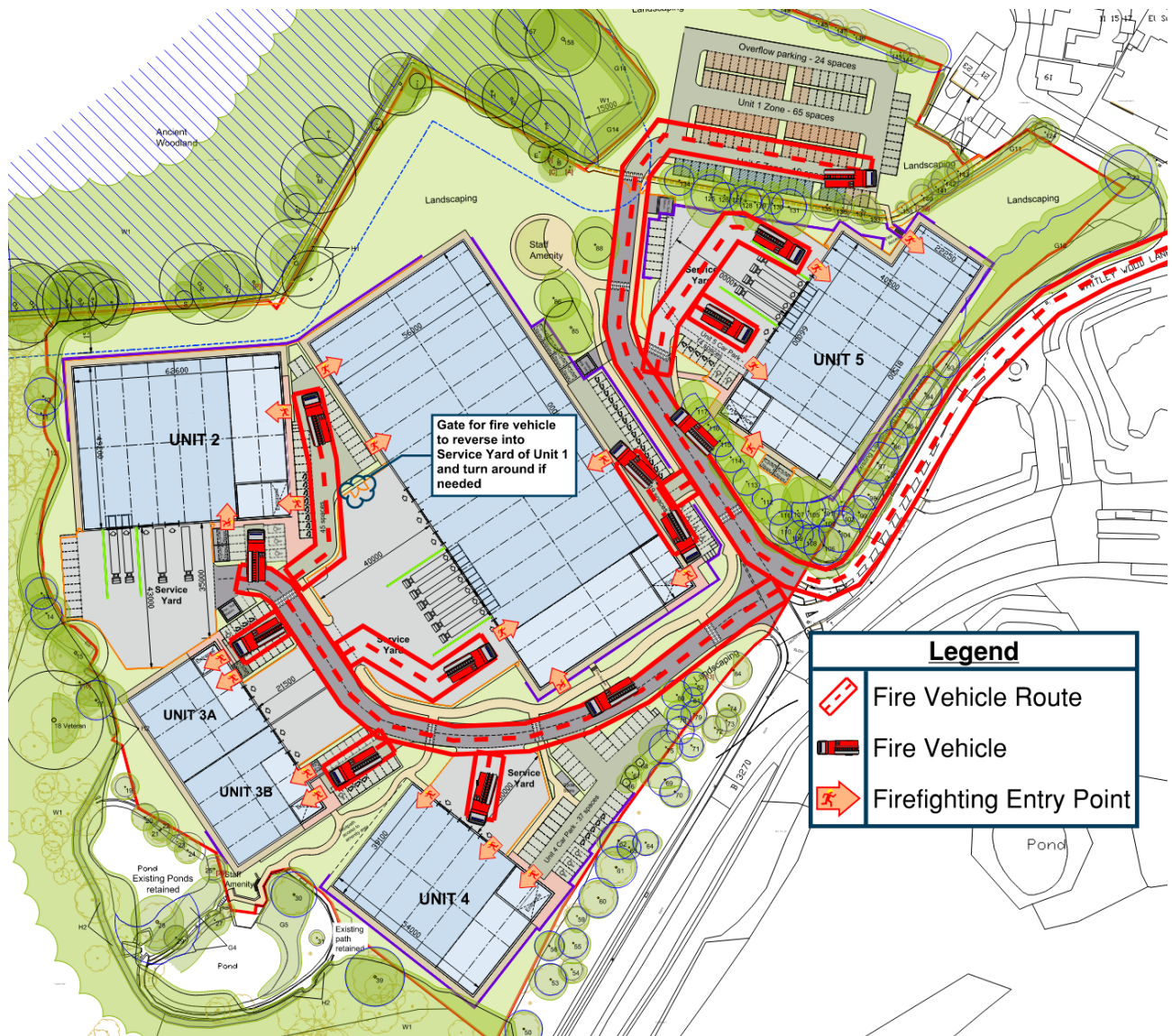


Figure 16: Fire Vehicle Access to Site

The firefighting vehicle access to the area between Units 1 and 2 will be via the car park including a suitable turning space into the service yard of Unit 1 to comply with Diagram 15.3 of ADB: V2 (see Figure 17). There will be gates provided between Unit 1 service yard and Unit 2 car park for fire service to allow reverse and turn around if needed.

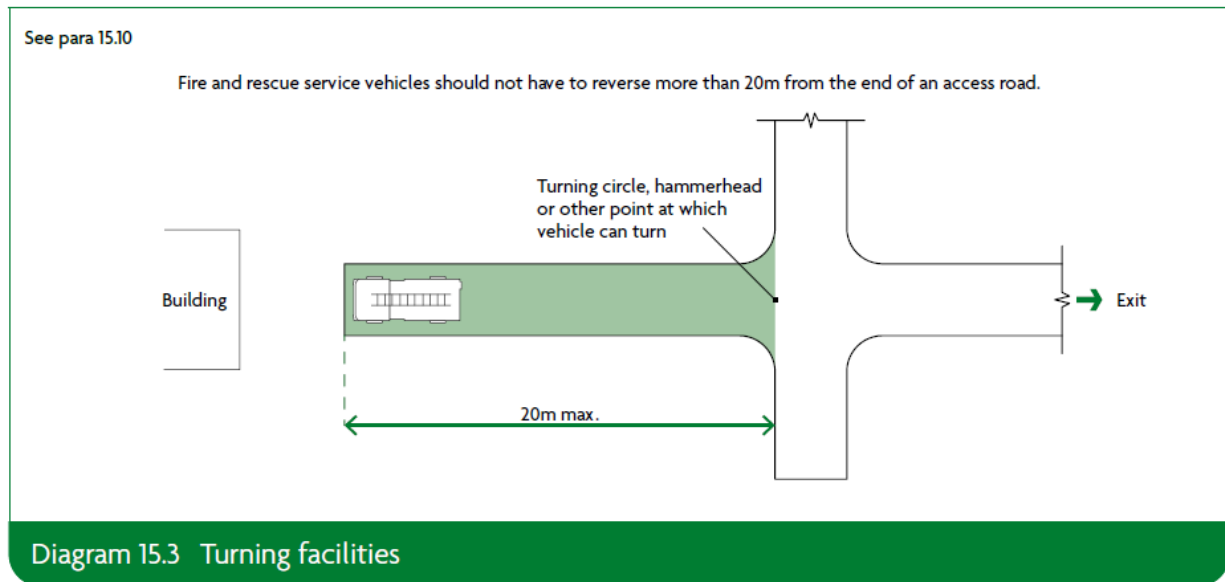


Figure 17: Turning Facilities

5.3 Firefighting Provisions

The top floor height of each of the buildings is less than 7.5m above access level, therefore no firefighting shafts are needed.

5.4 Fire Hydrants

Hydrants should be provided within 90m of an entry point to each building and not more than 90m apart where there are no hydrants located within 100m of the building as existing.

6.0 EXTERNAL FIRE SPREAD

6.1 External Walls

The building is not a relevant building and therefore is not subject to Regulation 7(2). As the building is below 18m in height and over 1m from the relevant boundaries, there are no specific Building Regulations restrictions on the materials used in the external wall build-up. The choice of materials used in the external wall will consider the reduction of the risk of fire spread over the wall, including the external surface, cladding, insulation, framework, sheathing boards, membranes etc. Any combustible materials which become part of the external wall or attachment to an external wall will be individually risk assessed for their contribution to external fire spread. However, it is recommended that non-combustible or limited combustibility materials (Class A1 or A2-s1,d0) be used in the external walls to minimise the risk of fire spread across the walls.

6.2 External Fire Spread

Guidance allows for the boundary distance to be taken to either the site boundary or to a notional boundary such as to the midpoint of a road.

The requirement for fire rated elevations have been assessed based on the enclosed rectangle method as described in BR 187: External Fire Spread – Building separation and boundary distances.

Unit	Elevation	Enclosing Rectangle		Distance to notional / site boundary	Permitted unprotected areas
		Width	Height		
Unit 1	Northwest	56m	14.1m	16m	100%*
	Southwest Northern Section	41.9m	14.1m	5m	0%(Note 1)
	Southwest Southern Section	82.1m	14.1m	38.1m	100%(Note 1)
	Southeast	45.1m	14.1m	51m	100% (Facing the Highway)
	Northeast	107m	14.1m	20.7m	55%
Unit 2	North	62.6m	12.4m	21.4m	100%*
	West	49.2m	12.4m	50.1m	100%*
	South	46.4m	12.4m	17.3m	67%
	East	38.2m	12.4m	5m	34%
Unit 3A / 3B	Northwest	22.7m	12m	22.5m	100%
	Southwest	29.8m	12m	42.5m	100%*
	Southeast	31.3m	12m	7.6m	100%(Note 2)
	Northeast	23.4m	12m	30.5m	100%
Unit 4	Northwest	17m	12.2m	7.6m	36%(Note 3)

	Southwest	53.8m	12.2m	81m	100%*
	Southeast	28.1m	12.2m	29m	100% (Facing the Highway)
	Northeast	39.8m	12.2m	20m	91%
Unit 5	Northwest	53.1m	11.8m	40.3m	100%
	Southwest	29.5m	11.8m	14m	100%
	Southeast	81.3m	11.8m	18.8m	100% (Facing the Highway)
	Northeast	22.3m	11.8m	27.1m	100%
* Elevations facing the ancient woodland can be fully unprotected (Note 1) Section facing the Unit 1 / Unit 2 facade should be 100% fire rated, the remaining elevation can be 100% unprotected (Note 2) Elevation is facing the pond (Note 3) Max. 36% unprotected on section facing the Unit 3B, the remaining elevation can be 100% unprotected					

Table 3: External Fire Spread

7.0 FIRE SAFETY MANAGEMENT

7.1 General

Once the building is occupied, it is the responsibility of the management to ensure that all fire safety systems are tested and maintained to ensure their continuous effectiveness. The management should: -

- Be aware of all the fire safety features provided and their purpose
- Ensure a competent person is present in the building during all occupied times
- Liaise with and seek the advice of the fire authority

7.2 Staff

Staff should be trained by competent persons. The training should be at regular intervals and should ensure that all staff know what to do if a fire is discovered; the correct response on hearing a fire alarm, and the correct escape procedures from every part of the building.

A management structure should be provided to ensure that in the case of fire staff are aware of their responsibilities, which should be clearly defined. A chain of command should be provided with clear lines of responsibility, authority and accountability.

7.3 Fire Safety Manual

Before a building is occupied, a fire safety manual should be completed. The purpose of the manual is to clearly define the nature of the fire safety systems provided for the building. It should include: -

- An explanation of the overall fire safety strategy
- Evacuation procedures
- Design documentation to describe the use of each fire safety system
- Staff roles in the event of a fire: their responsibility, authority and accountability
- A detailed maintenance routine

The Fire Safety Manual should be reviewed periodically and when any alterations are made to the building. Details of the suggested contents of the fire safety manual are provided in Section 19 of the Approved Document B and Annex H of BS 9999 Code of practice for fire safety in the design management and use of buildings.

7.4 Maintenance and Housekeeping

It is the role of management to ensure that maintenance is carried out in accordance with the relevant British Standards, so that all fire safety systems are operational in the event of a fire. It is also important that good housekeeping practices are followed. The building management should be aware of any hazardous substances or practices within the building, which increase the risk of fire.

7.5 The Regulatory Reform (Fire Safety) Order 2005

This Order places a duty on the 'responsible person' to ensure, 'as far as is reasonably practical' the safety of their employees and to take such general fire precautions as may be reasonably required to ensure that the premises are safe [i.e., for non-employees].

Under the Order, there is a requirement to carry out and continually update an assessment of the risk of fire to people in and around the premises/building, and to assess and maintain the measures to reduce those risks to an acceptable level. Where there are five or more employees, the risk assessment must be recorded.

A Fire Risk Assessment should be carried out:-

1. On completion of the building fit out, and strictly before first occupation of the building.
2. Regularly, particularly where any changes occur such as changes in the use of the building, the number or nature of occupants, or building works.
3. We would recommend that a fire risk assessment is carried out at least annually.

Other legal duties include: -

1. Keeping a record of the Fire Safety Arrangements. These are the preventative and protective measures for the building.
2. A person must be nominated for any special role identified in an emergency plan.
3. Employees must be consulted about nominations to perform special roles, and about any proposals for improving the fire precautions.
4. Other employers in the building must be informed about any significant risks, which might affect the safety of their employees, and there must be co-operation with them in measures to reduce the risk.
5. Those having control over the workplace have a responsibility to ensure compliance with the regulations in those parts of the building over which they have control.
6. A suitable and readily available method of calling the emergency services must be established.
7. Employees are required to co-operate in ensuring that the workplace is safe from fire.

The order also adopts 'Principles of Prevention'. These include:-

- Avoiding risks;
- Evaluating the risks which cannot be avoided;
- Combating the risks at source;
- Adapting to technical progress;
- Replacing the dangerous by the non-dangerous or less dangerous [particularly with respect to hazardous substances];
- Developing a coherent overall prevention policy which covers technology, organisation of work and the influence of factors relating to the working environment, and;
- Giving appropriate instructions to employees.

8.0 INFORMATION, LIMITATIONS AND ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are noted below: -

Drawings

This report is based on drawings issued to us. Dimensions have been taken from these drawings. The following drawings were used: -

- 5704-CA-ZZ-00-DR-A-00051 - PROPOSED SITE LAYOUT MASTERPLAN
- 5704-CA-01-00-DR-A-00100-UNIT 1 - WAREHOUSE GA PLAN
- 5704-CA-01-ZZ-DR-A-00101-UNIT 1 -OFFICE FLOOR GA PLANS
- 5704-CA-01-RF-DR-A-00102-UNIT 1 - ROOF GA PLAN
- 5704-CA-01-ZZ-DR-A-00150-UNIT 1 - PROPOSED WAREHOUSE GA SECTIONS
- 5704-CA-01-ZZ-DR-A-00151-UNIT 1 - PROPOSED OFFICE SECTIONS
- 5704-CA-01-ZZ-DR-A-00170-UNIT 1 - PROPOSED ELEVATIONS
- 5704-CA-02-00-DR-A-00100-UNIT 2 - WAREHOUSE GA PLAN
- 5704-CA-02-ZZ-DR-A-00101-UNIT 2 -OFFICE FLOOR GA PLANS
- 5704-CA-02-RF-DR-A-00102-UNIT 2 - ROOF GA PLAN
- 5704-CA-02-ZZ-DR-A-00150-UNIT 2 - PROPOSED WAREHOUSE GA SECTIONS
- 5704-CA-02-ZZ-DR-A-00151-UNIT 2 - PROPOSED OFFICE SECTIONS
- 5704-CA-02-ZZ-DR-A-00170-UNIT 2 - PROPOSED ELEVATIONS
- 5704-CA-03-00-DR-A-00100-UNIT 3A AND 3B - WAREHOUSE GA PLAN
- 5704-CA-03-ZZ-DR-A-00101-UNIT 3A AND 3B -OFFICE FLOOR GA PLANS
- 5704-CA-03-RF-DR-A-00102-UNIT 3A AND 3B - ROOF GA PLAN
- 5704-CA-03-ZZ-DR-A-00150-UNIT 3A AND 3B - PROPOSED WAREHOUSE GA SECTIONS
- 5704-CA-03-ZZ-DR-A-00151-UNIT 3A AND 3B - PROPOSED OFFICE SECTIONS
- 5704-CA-03-ZZ-DR-A-00170-UNIT 3A AND 3B - PROPOSED ELEVATIONS
- 5704-CA-04-00-DR-A-00100-UNIT 4 - WAREHOUSE GA PLAN
- 5704-CA-04-ZZ-DR-A-00101-UNIT 4 -OFFICE FLOOR GA PLANS
- 5704-CA-04-RF-DR-A-00102-UNIT 4 - ROOF GA PLAN
- 5704-CA-04-ZZ-DR-A-00150-UNIT 4 - PROPOSED WAREHOUSE GA SECTIONS
- 5704-CA-04-ZZ-DR-A-00151-UNIT 4 - PROPOSED OFFICE SECTIONS
- 5704-CA-04-ZZ-DR-A-00170-UNIT 4 - PROPOSED ELEVATIONS
- 5704-CA-05-00-DR-A-00100-UNIT 5 - WAREHOUSE GA PLAN
- 5704-CA-05-ZZ-DR-A-00101-UNIT 5 -OFFICE FLOOR GA PLANS
- 5704-CA-05-RF-DR-A-00102-UNIT 5 - ROOF GA PLAN
- 5704-CA-05-ZZ-DR-A-00150-UNIT 5 - PROPOSED WAREHOUSE GA SECTIONS
- 5704-CA-05-ZZ-DR-A-00151-UNIT 5 - PROPOSED OFFICE SECTIONS
- 5704-CA-05-ZZ-DR-A-00170-UNIT 5 - PROPOSED ELEVATIONS

Information

The following information was used for the preparation of this report: -

Building Regulations

This report considers building regulations, which deal with life safety. Property protection and insurance issues are not addressed in this report. Guidance on property protection and insurance requirements can be found in the document *Approved Document B: Fire Safety (Volume 2) – Buildings other than dwellinghouses Incorporating Insurers' Requirements for Property Protection*, RIBA Publishing 2015.

Other Limitations

Complying with the recommendations of this report will not guarantee that a fire will not occur.

Unless otherwise described in this report, the fire strategy assumes that the building design, the mechanical and electrical systems, construction methods and materials specifications will comply with current Building Regulations guidance, and relevant British Standards and Codes of Practice. The design of mechanical and electrical systems such as fire alarm and sprinklers is a specialist area. Fire Strategy recommendations are given in this report, however, the design and specifications need to be developed at the appropriate stage in consultation with the specialist designers of these systems.

This report has been prepared for the sole benefit, use and information of Wrenbridge the liability of Jeremy Gardner Associates Limited, its directors and employees in respect of the information contained in the report will not extend to any third party.

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