

LEGEND.

AREAS TO BE COVER BY SPRINKLER/MISTING SYSTEM.

NOTES.

A Fire Strategy has been drawn up by a specialist consultancy to ensure that all parts of Church House meet the requisite levels of fire safety and protection. A sprinkler or misting system designed to meet BS 9251 or BS EN 12845 is required in the properties noted below.

TUDOR HOUSE

A sprinkler or misting system will be required in Tudor House. This is due to the difficulty of providing a protected escape route/stairwell. There is historic glazing/windows on the stairwell that cannot be upgraded to achieve REI 30 fire rating. Covering these windows with secondary glazing would visually harm their appearance. So it is considered that a sprinkler/misting system will cause less harm, while offering the benefit of providing additional protection to historic fabric in the event of a fire.

The sprinkler or misting system will be carefully designed to ensure all historic features are protected/retained and minimise any disturbance to historic fabric.

Sprinkler/misting heads will be carefully selected to ensure they are visually unobtrusive. Narrow pipework required for the system will be carefully routed between floor joists to the required locations.

Part B of the building regulations and BS9991 requires that structural elements in dwellings should achieve a minimum 30minutes fire resistance. In addition to the proposed sprinkler/misting system, some additional protection to exposed primary structural timber elements in Tudor House may be required. This is subject to analysis of timber sizes and charring rates to identify any vulnerable elements of structure. In the event that any elements require additional protection, the intention is to apply a clear, breathable intumescent coating (Envirograf-42). This will be carried out in a limited fashion, only where strictly necessary.

SOUTH BLOCK GROUND FLOOR FLAT and SOUTH BLOCK CORNER FLAT.

A sprinkler or misting system will be required to cover the habitable spaces and means of escape from both flats. This is because the fire fighting hose distance from Crane Street exceeds 45m to all parts of the Ground Floor Flat.

The sprinkler or misting system will be carefully designed to ensure all historic features are protected/retained and minimise any disturbance to historic fabric.

Sprinkler/misting heads will be carefully selected to ensure they are visually unobtrusive. Narrow pipework required for the system will be carefully routed between floor joists or new studwork walls to the required locations.

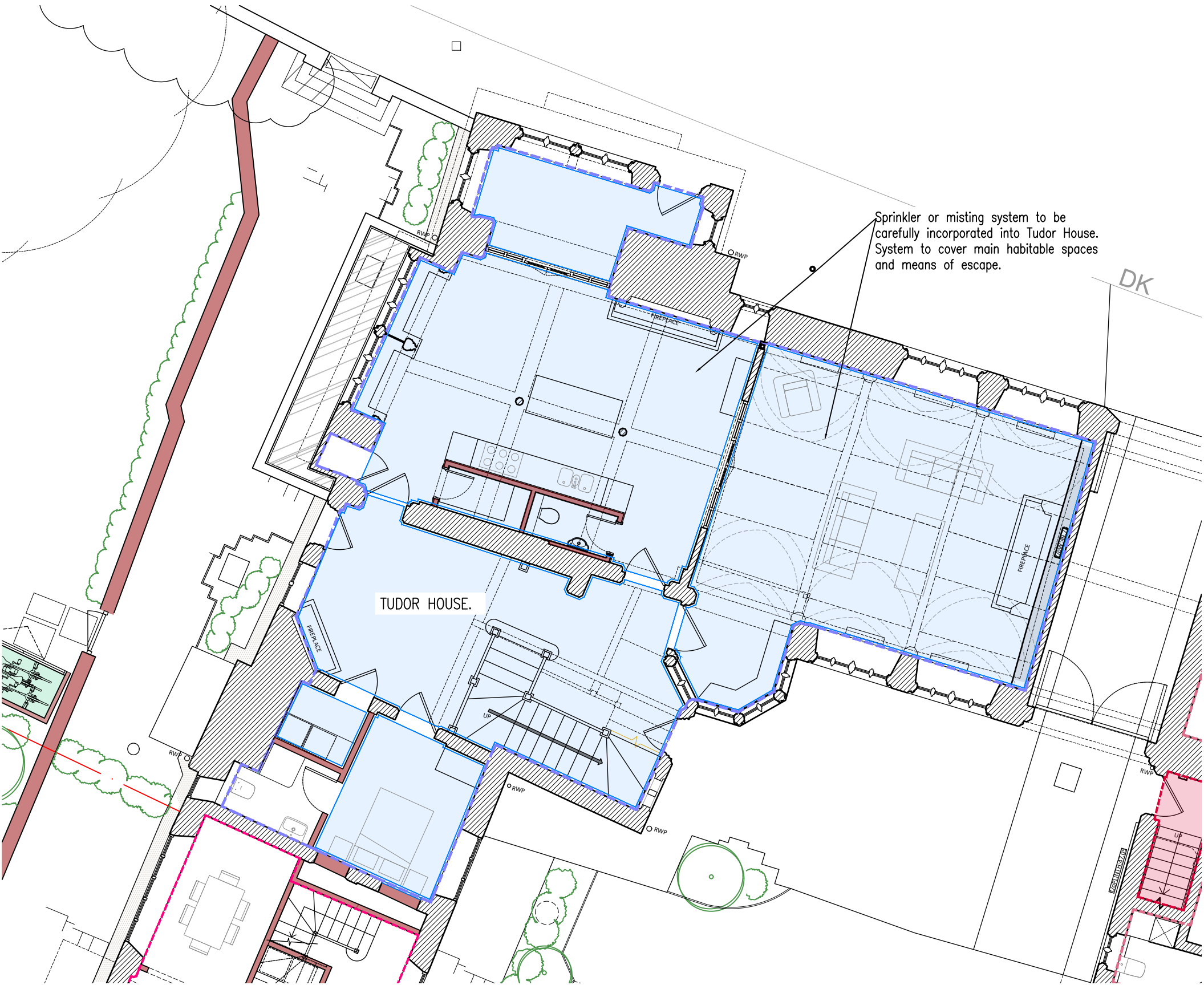
SOUTH BLOCK NEW BUILD.

A sprinkler or misting system will be required to cover the ground, first and second floor of this unit. This is because the fire fighting hose distance from Crane Street exceeds 45m to all parts of the house.

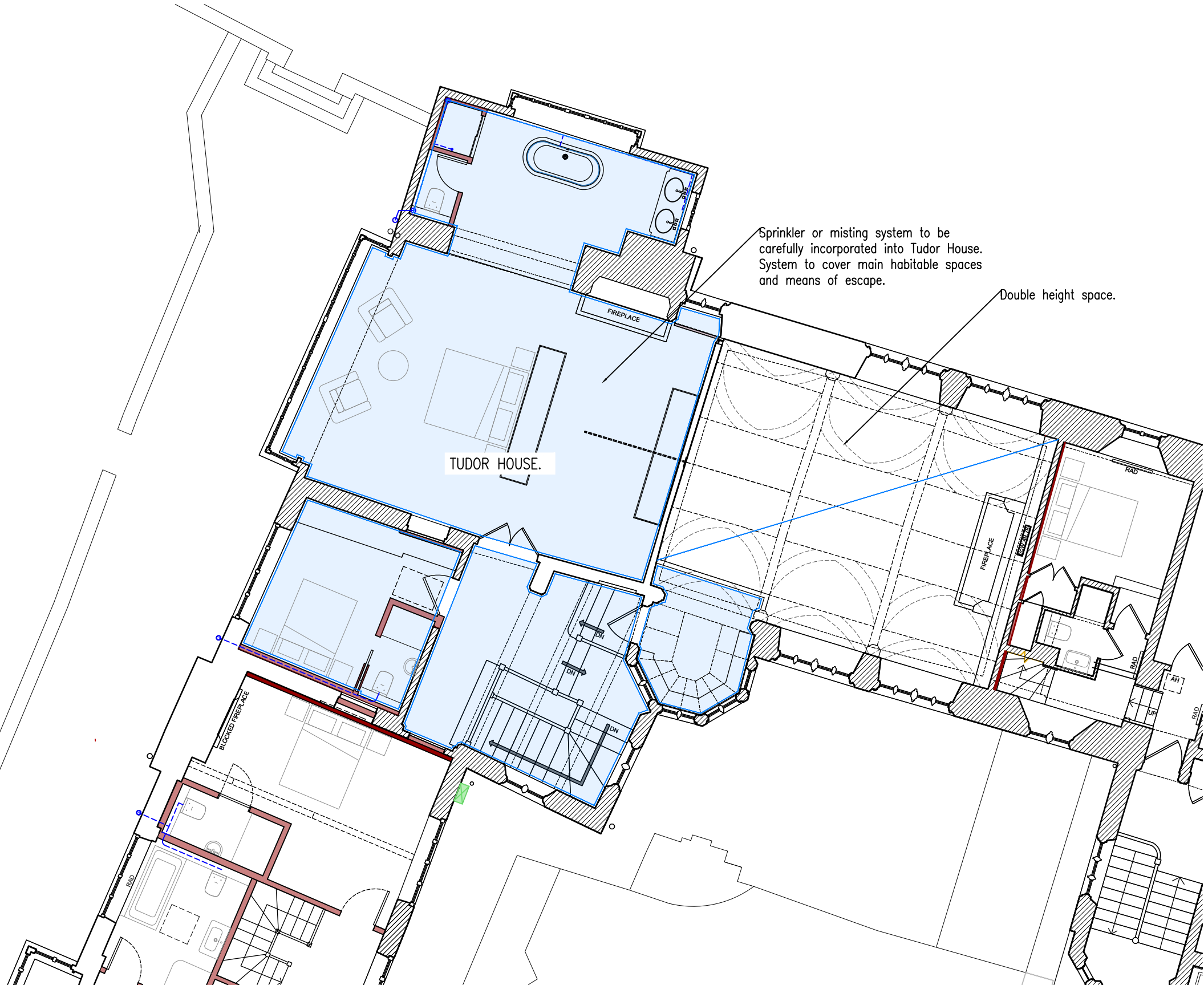
BOAT HOUSE.

A sprinkler or misting system will be required to cover the ground, first and second floor of this unit. This is because the fire fighting hose distance from Crane Street exceeds 45m.

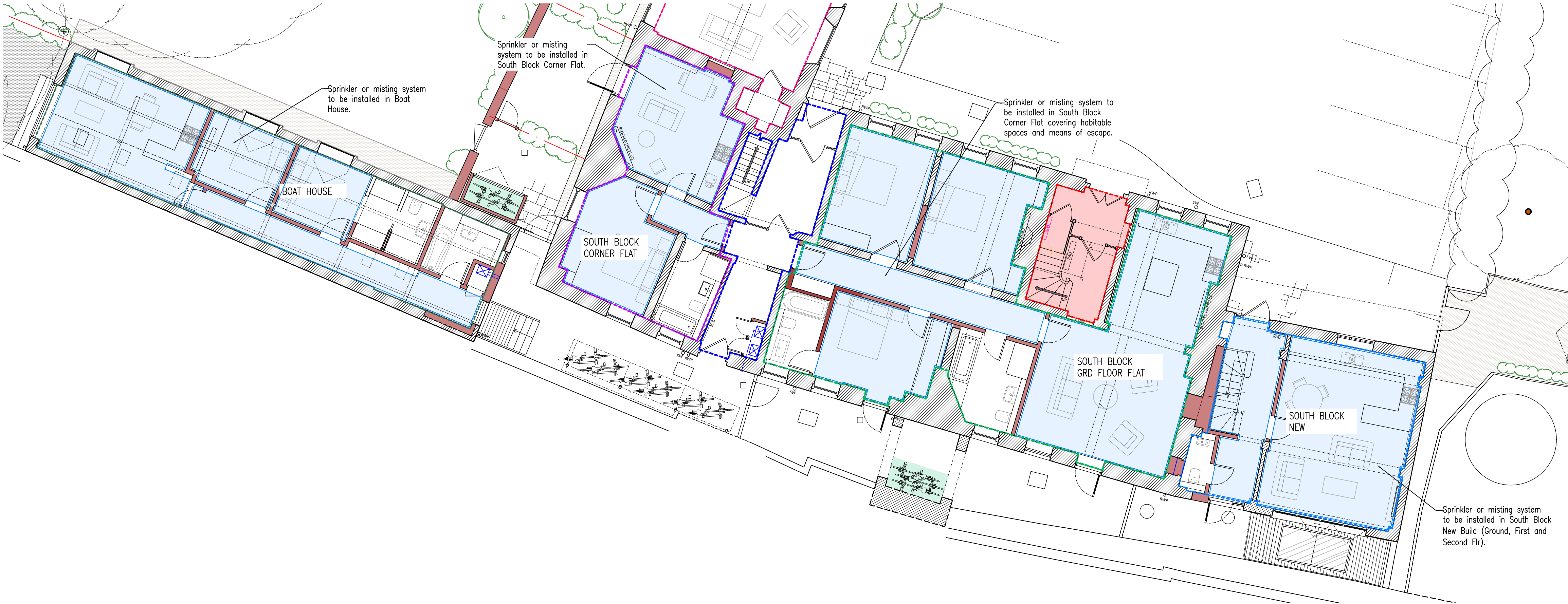
The design of the sprinkler/misting system to be carried out by a specialist subject to approved details.



TUDOR HOUSE GROUND FLOOR PLAN



TUDOR HOUSE FIRST FLOOR PLAN



SOUTH BLOCK_GROUND FLOOR PLAN



CHURCH HOUSE, FIRE SUPPRESSION AND PROTECTION

B	16.07.26	Update to note on Tudor House.
A	24.06.26	Planning Issue
REVISIONS		

PLANNING

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FIRE SUPPRESSION

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