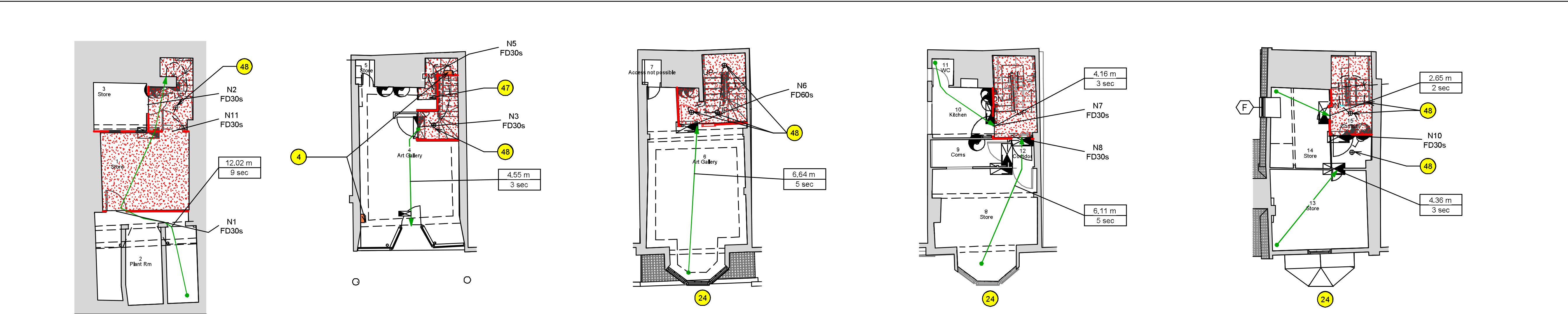




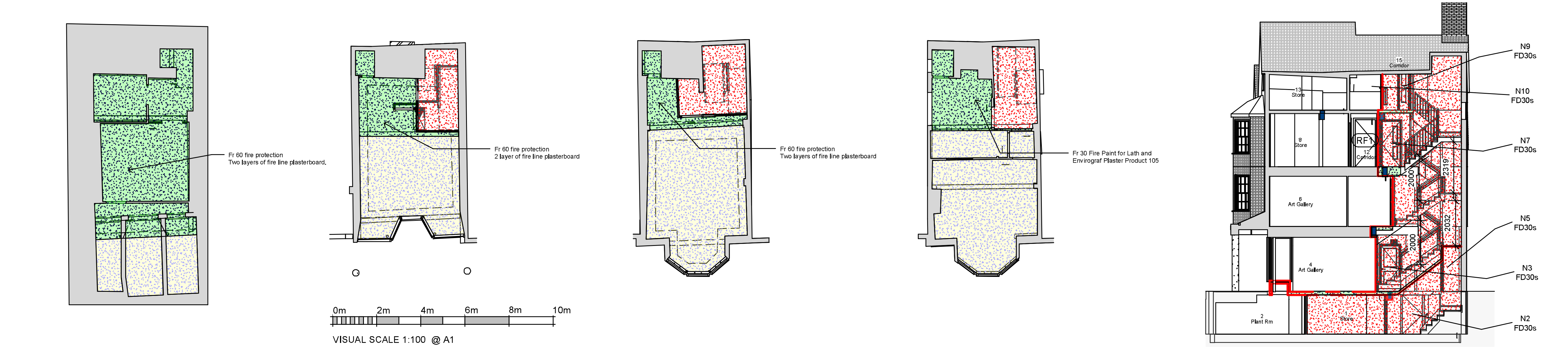
1 0. Fire Strategy Basement
1 : 100

2 1. Fire Strategy - Ground FL
1 : 100

3 2. Fire Strategy - First FL
1 : 100

4 3. Fire Strategy - Second FL
1 : 100

5 4. Fire Strategy - Thrid FL
1 : 100



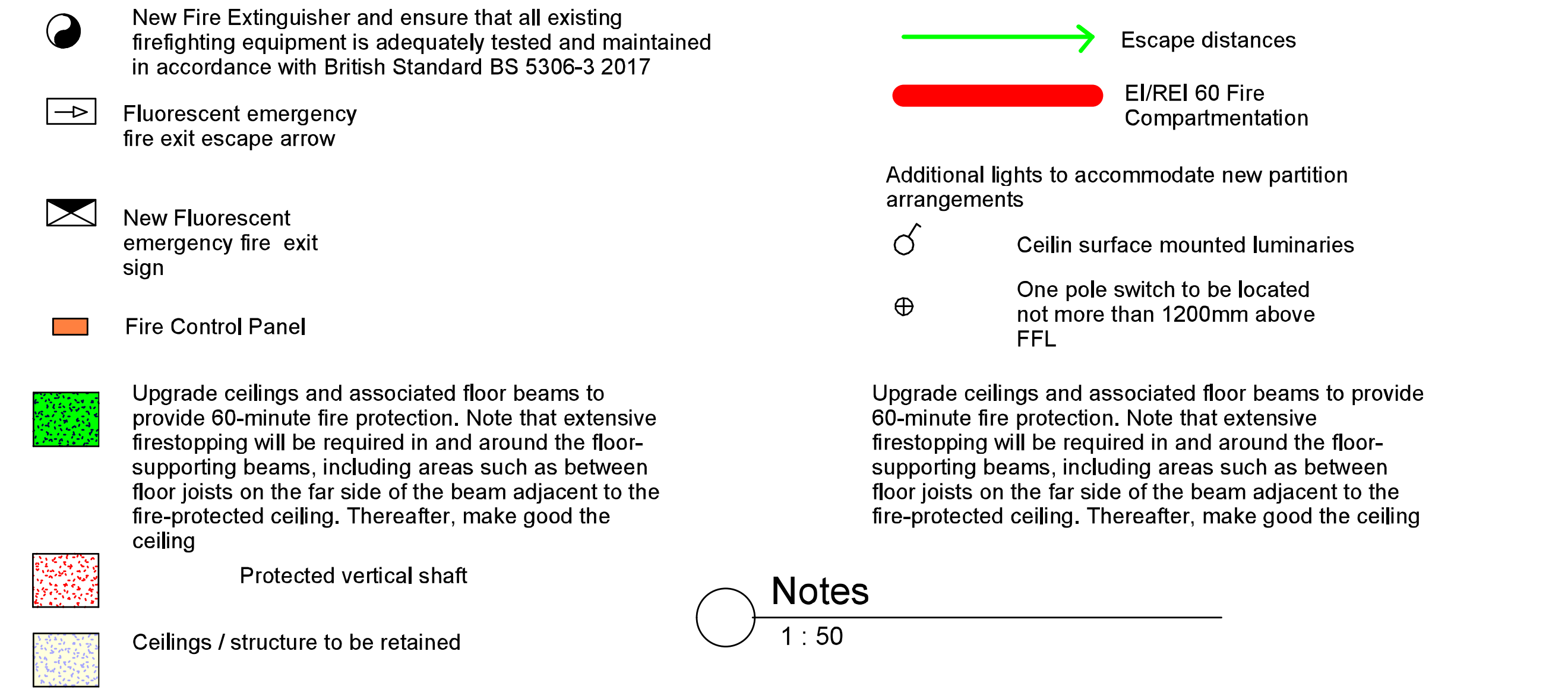
6 0. Reflected Ceiling -Fire Strategy -- Basement FL
1 : 100

7 1. Reflected Ceiling -Fire Strategy -- Ground FL
1 : 100

8 2. Reflected Ceiling -Fire Strategy -- First FL
1 : 100

9 3. Reflected Ceiling -Fire Strategy -- Second FL
1 : 100

10 Proposed Section 1-
1 : 100



Fire M&E

- BS5839 L1 classification Fire alarm system with automatic fire detection in all rooms, on all escape routes and in all voids over 800mm in height. Sounders will be positioned throughout the building to achieve a minimum of 65dB (A) throughout the building.
- The Emergency lighting system, new addition to the system and existing system, must comply with the minimum requirements stated in BS 5266-1: 2016, the Health and Safety (Safety Signs and Signals) Regulations 1996, and any other relevant regulations or local building codes.
- Automatic release fire doors installed in accordance to BS 7273-4 Code of practice for the operation of fire protection measures – part 4: Actuation of release mechanisms for doors.
- Security fob door system to be connect to fire alarm system for automatic unlock in the event of a fire.
- All escape route singing is to comply with BS 5499-4

If given, the M&E consultant's requirements exceed or modify this standard, the M&E performance specification will take precedence over this statement.

FIRE STRATEGY LIMITATIONS

This is a grade 2 Listed Building. While a fire strategy can provide a means of escape, due to the age and construction type of the building, it cannot be confirmed that the strategy will be effective.

The building requires:

- A full and comprehensive Fire Risk Assessment by management
- Staff being fully knowledgeable about:
 - The Fire Risk Assessment
 - The building evacuation policy
 - Evacuation procedures
- Staff understanding the limitations of the building's fire strategy, including:
 - The limited ability of the enclosure around the protected staircase to resist fire and smoke.
 - The risk that if the ground floor is compromised, the exit route from the protected stairway will also be compromised.

THERE IS NO DIRECT PROTECTED CORRIDOR TO THE OUTSIDE. SUPPRESSING GROUND FLOOR FIRE AND SMOKE IS VITAL FOR SAFE ESCAPE ROUTES FROM THE UPPER FLOORS.

For more information, refer to BSA notes.

Project No.	Purpose	Dwg No.	Rev No.
534	B	14	
Rev Notes.			
Rev	Date	Drawn	Notes
Notes			
This drawing is given in good faith. The contractor is recommended to survey the building / site inc. of services to satisfy himself as the exact extent of the works. No additional costs however shall be incurred through lack of knowledge of the existing buildings construction. The contractor is deemed to have made sufficient provision in his price if the extent of the works is greater than anticipated.			
All items described here within are to be installed in accordance with the manufacturer's recommendations.			
All dimensions should be checked seven working days before work commences and any discrepancy brought to the attention of the contract administrator before start of works / ordering of material / fabrication of components etc. in the affected area(s)			
This drawing is to be read in conjunction with the specification and other supporting documentation. It is the contractor's responsibility where inconsistencies occur to bring them to the administrator's attention at least seven working days in writing before affected work starts			
Where information, approval or material to be supplied by the client is required, this is to be submitted to the contractor in writing 10 working days before the it is required. Where materials have to be ordered by the client, i.e. cannot be supplied within ten day lead in time, this will not constitute ground for an extension of time.			
Where contracts have not been concluded, accepting this drawing is deemed as accepting OC Architects T&C. Where OC Architects documents are used by a third person who is not privy to the contract between our client and us we accept no liability however for cost arising out of their use.			
			
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Project Title			
Refurbishment			
ADDRESS			
137 High St Marlborough Wiltshire SN8 1HN			
Client			
James Hay Pension Trustees Ltd			
Drawing Title			
Fire Strategy			
This drawing is only to be used for its purpose group:			
(---) = For comment only (T) = Tender documents (B) = Design proposals (C) = Contract documents (D) = Planning purposes (AS) = As built (E) = Building Control (F) = Construction drawing			
A prefix before the drawing number denote its use. If this document is used other than its aforementioned intent OC Architect do not warrant it fitness for purpose nor do we warrant howsoever this work for third parties			
Drawn	Date	Scale	
Author	Issue Date	As indicated	
Project No.	Purpose	Dwg No.	Rev No.
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