



| FIRE AND SAFETY INSTALLATIONS |  |
|-------------------------------|--|
|                               | DETECTOR – SMOKE 'OPTICAL' (MAINS POWERED, INTERLINKED)  |
|                               | HEAT DETECTOR  |
|                               | MAINTAINED EMERGENCY LIGHTING in accordance with BS266-1 |
|                               | FIRE DOOR NOTICE   |
|                               | FIRE PANEL   |
|                               | BREAK GLASS EMERGENCY CALL POINT                         |
|                               | FIRE EXIT WITH EMERGENCY LIGHT                           |
|                               | ALARM PANEL  |
|                               | ALARM PULL CORD (disabled toilet assist)                 |
|                               | ALARM PANEL KEYPAD                                       |
|                               | ALARM SOUNDER  |

REGULATION 38 - SECTION 19: FIRE SAFETY INFORMATION

**EVACUATION STRATEGY**

Limitations on Fire Escape 'Travel Distance' in accordance with Building Regulations B1 Table 2.1 (5c -Assembly and recreation 'elsewhere')

Maximum Travel Distance where travel is possible in  
1 direction = 18m  
more than 1 direction = 45m

- All rooms except Staff Room and Reception have direct means of escape to outside. Staff Room and Reception has two alternative means of escape less than 18m travel distance.
- Where external escape routes are within 1.8m from external walls, additional fire resisting construction has been specified including fire rated glass and frames to windows.
- Fire Assembly Point - located on accessible hard standing at a safe distance from the building and located not to impede the Fire Service access. (carpark)

**FIRE DETECTION AND ALARM SYSTEM**

- Install Type L1, in accordance with BS 5839-1
- Manual call points in accordance with BS 5839-2

**NUMBER OF OCCUPANTS**

- Staff - Approximately 6

**DOOR CONTROLS AND SECURITY ARRANGEMENTS**

- All fire escape doors to have mechanic access panic latch controls
- Reception secure lobby (Front Door) - Automatic unlocking in event of fire - linked to fire alarm panel.
- Room separation doors (hall to kitchen and reception) - self closing or hold open magnetic catches linked to fire alarm panel to close in event of fire.

**MEANS OF ESCAPE FOR DISABLED PERSONS**

- The building is single storey - all means of escape are level threshold.
- Fire Assembly Point is on firm level hard landscaping
- Disabled occupants and babies that require assistance to escape will have dedicated staff assistance.

**FIRE RESISTING CONSTRUCTION**

- ALL Structural steelwork frame - 60 minute intumescent paint fire protected.
- Internal linings and wall coverings to achieve Fire Classification C-s3-d2 in accordance with B2 table 6.1 Internal Fire Spread. Plasterboard achieves A2-s1-d0

**COMPARTMENTATION**

- Building is a single occupancy use
- Fire resisting construction to commercial kitchen to achieve minimum of REI30

**SPACE SEPARATION AND MEASURES TO CONTROL EXTERNAL FIRE SPREAD**

- Closest site boundary is 7m from building
- External Walls - 100mm thick fair faced brickwork which achieves A1-s1, d0 in accordance with B4 Table 12.1.
- Roof covering - Interlocking concrete tiles - Class BROOF(t4) fire resistance in accordance with B4 Table 14.1

**EMERGENCY LIGHTING**

- Maintained lighting, in accordance with BS 5266-1

**ACCESS AND FACILITIES FOR THE FIRE SERVICE**

- Fire appliance access is off Putton Lane and into main carpark to rear of hall via private access road.
- Fire appliance has adequate turning on site.
- Vehicle pump appliance access is to min 15% of building perimeter (Actual = 63%) - Building floor area = 483sqm. Max height = 8m in accordance with B5 Table 15.1 and Paragraph 15.1.
- Fire Alarm panel located in entrance lobby

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**DESIGNERS RISK ASSESSMENT- HEALTH AND SAFETY**

THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

A design and risk assessment Drawing CDM01 should form part of our drawing package, if you have not received this from us by post, email or by collection please contact us for a copy before moving forward with the project.

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A Revised to update to Regulation 38 RS MW 23.09.25

| REV. | DETAILS | BY | CKD | DATE |
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CLIENT  
**Chickerell Town Council**

PROJECT  
**Willowbed Hall, Chickerell**

DRAWING TITLE  
**Fire Escape Strategy**

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**BUILDING REGULATIONS**