



Fire Safety Strategy

- 1. Objective: Life safety and property protection
- 2. Building Regulations compliance approach: Guidance and provisions in English Building Regulations Approved Document B.
- 3. Design parameters
 - 3.1. Building types: Residential
 - 3.2. Risk profile: BS 9991
- 4. Documentation required: Guidance and provisions as per Regulation 38 of the Building Regulations which requires fire safety information to be passed to the 'responsible person'.

Smoke Detection

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted, they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Heat Detection

Mains operated linked heat alarm detection to BS 5446-2. To be interlinked into smoke alarm detection system and to be mains powered with battery backup. Heat alarm to be installed at a distance no greater than 5.3m from the farthest wall, no greater than 5.3m from a door to any room in which a fire might start and no greater than 5.3m from the next heat or smoke alarm.

Escape Windows

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed operable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m²
- the bottom of the operable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

Beams

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Cavity Barriers

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.

TENDER ISSUE

Rev B 10/07/2025 MVL Amended drawings for tender issue.
Rev A 20/06/2025 MVL Amended drawings following meeting with Client 06/06/2025

REVISIONS	ID	DATE	BY	COMMENTS
DRAWING TITLE				
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Horley Town Council				
Horley Town Council 92 Albert Road Horley Surrey RH6 7HZ				
CLIENT				
Mr Sam Adeniji				
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