

FIRE STRATEGY

The information shown on this plan has been produced in compliance with the recommendations contained in Approved Document B Fire Safety 2000 Edition (as amended) in order to satisfy the requirements of the Building Regulations 2000.

In doing this minimum standards have been set for the provision of both passive and active fire precautions in the building and therefore a basis on which a strategy can be developed for the subsequent management and maintenance that will be required to make the premises safe from fire, the detail of which will need to be considered when occupation is taken as described below in order to meet the requirements for the premises being put into use as a 'relevant building' under the Regulatory Reform (Fire Safety) Order 2005.

RISK ASSESSMENT

The RRO 2005 order (which applies to virtually all premises and all types of buildings) says that the fire risk has to continue to be managed, that all fire precautions and maintenance routines are kept up and requires the occupier/employer/manager of the building as a 'responsible person' to carry out an assessment and take reasonable steps to reduce the risks from fire and make sure that everyone on or near the premises can safely escape if there is a fire.

A copy of this drawing will be given to the Client to assist them to make arrangements for this assessment to be carried out and therefore ensure that the building is operated and maintained to a reasonable level of safety.

General guidance on achieving fire safety is available in the HM Government guide 'A short guide to making your premises safe from fire'.

VISIBILITY OF FIRE SAFETY SIGNS

All fire safety signs should be of sufficient size, and positioned so that they are conspicuous and legible within the ambient environment.

All fire safety signs should be adequately illuminated at all material times.

VIEWING DISTANCE TABLE

As a rule of thumb, viewing distances can be calculated from the measurements of the graphic symbol element contained within a fire safety sign

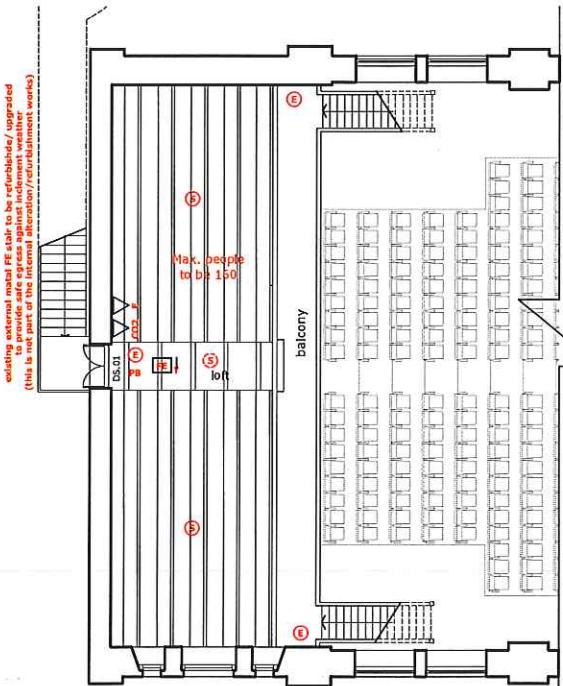
Graphic Symbol Height	Viewing Distance
100mm	17.0m
110mm	19.0m
120mm	20.4m
130mm	22.0m

It is best advice that from any point within a building, you should have sight of your nearest available exit. If that is not the case or doubt may exist to its location, a sign or series of directional signs should be provided.

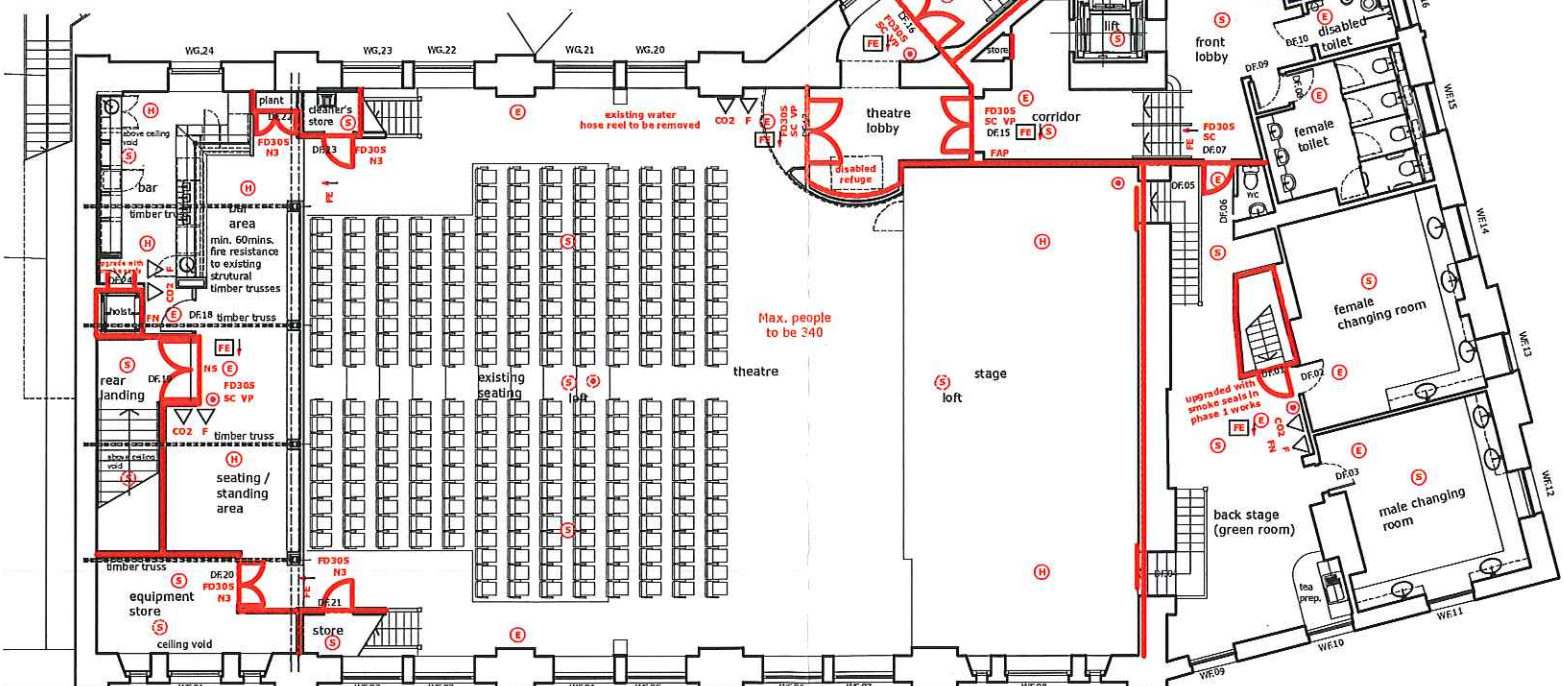
revisions:

Rev. A - 14.10.10/sc - theatre lobby and notes revised/added; 2no. smoke detectors to bar area, wall compartmentation, disabled refuge and DF24 added

Rev. B - 11.03.11/sc - female changing room revised; smoke detector added to equipment store



blacony floor plan



first floor plan

fire legend

- new walls / partitions indicated as thus are to give a minimum fire resistance of 60 minutes (existing walls are to remain as existing but are assumed to be solid stone giving the required resistance)
- new / existing doors indicated as thus are to give a minimum fire resistance of 30 minutes
- Fire exit sign to BS 5499 : Part 1 : 1990 OR EC Directive 92/58/EEC (including running man and arrow) mounted on wall or suspended
- illuminated 'fire exit' sign to BS 5499 : part 1 : 1990 OR EC Directive 92/58/EEC (including running man and arrow) mounted over door (see later notes on emergency lighting)
- fire action notice
- doors indicated on the plans as 'FD 30 S' are to be ½ hr fire resisting with combined intumescent strips and smoke seals
- doors indicated on the plans as 'SC' are to be fitted with a self closing device and 'fire door keep shut' signs on both sides
- doors indicated on the plans as 'N3' are to be fitted with 'fire door keep locked' signs on one side
- doors indicated on plans as 'N5' are to be fitted with 'fire exit keep clear signs on outside
- doors indicated on the plans as 'VP' are to be fitted with vision panels
- panic bolt operation
- provide fire extinguishers and blankets in the positions indicated on plan as follows:
NB final provisions are to be reviewed and determined when the fire risk assessment for use and operation of the premises has been carried out.
- foam extinguisher
- CO2 extinguisher
- Fire Alarm Panel
- Category L3 fire alarm system to be extended throughout the premises designed in accordance with BS 5839 : Part 1 : 2002, comprising call points in the positions indicated on the plans; sufficient sounders capable of being heard and seen by all persons in the building; and including circuits providing detection automatically to the areas shown as follows:
- smoke detection
- heat detection
- Category NM/3 emergency lighting system to be extended throughout the premises designed in accordance with BS 5266 : Part 1 : 2005, and providing sufficient fittings to the areas indicated to:
a) clearly and unambiguously indicate the escape routes;
b) provide illumination along such routes (including external stairways etc.) to allow safe movement through the exits provided; and
c) enable fire alarm call points and fire fighting equipment provided along escape routes to be seen when the normal lighting fails

On completion the fire alarm and emergency lighting systems should be certified by the commissioning engineer as fully complying with the appropriate standard by completing an inspection and test certificate and full details provided of the maintenance/testing procedures required to ensure they remain in full and efficient working order.

Copies of the test certificates are also to be forwarded to the Local Authority Building Control Section at Hyndburn Borough Council.

CAVITY BARRIERS + FIRE STOPPING

All new walls and partitions etc indicated as fire resisting are to be Imperforate carried up full height (including over doors and screens etc) to underside of floors, beams or ceiling over and are to be fire stopped at the top with Corofl, mineral wool or intumescent polysulphide sealant as required. Any service pipes or cables etc, passing through fire resisting walls, partitions, cavity barriers or floors etc. are to be fire stopped with mineral wool. Pipes are to be steel sleeved around 25mm thick, mineral wool wrapping, trimmed at wall faced + fitted with roses where exposed to view. Maximum pipe diameter to be 150mm for steel or copper and 40mm for pvc. 110mm dia. pvc syp's or branch pipes passing through floor or any fire resisting walls are to be fitted with Hulfibre B150 intumescent fire protection collars fixed in accordance with manufacturers instructions.

VENTILATION AND AIR CONDITIONING SYSTEMS

any system of mechanical extract / supply ventilation or air conditioning plant & ductwork, etc installed in the building should be designed in accordance with the recommendations of BS 5720: 1979 and BS 5588: part 9: 1989, to ensure that in the event of a fire the air movement is directed away from protected escape routes / exits or that the system closes down in sections or fully as appropriate.

air transfer grilles are not to be used in walls or doors for the purpose of supplying replacement air to any areas with a requirement for fire or smoke resistance,

any ventilation ducts passing through floors or fire resisting walls (and not contained within a protected shaft) are to be fitted with fire dampers giving the appropriate degree of fire resistance.

Ventilation is to be provided at the top of the lift shaft equivalent to 1% the cross sectional area.

FIRE DETECTION

The fire detection and alarm system to be extended and upgraded and should be provided to an L1 standard in accordance with BS5839-1: 2002

DISABLED PERSONS

Refuge areas shown on the drawing are to be identified by blue mandatory wall mounted signs worded 'refuge keep clear' and a fire evacuation strategy management plan put into place making use of Personal Emergency Evacuation Plans (PEEPs) which are to be developed, adopted and regularly tested as required.

Advice on the preparation of fire plan strategies for the evacuation of disabled persons should be taken from BS 5588: part 8: 1999 - Code of Practice for means of escape for disabled people and HM Government Fire Safety Risk Assessment supplementary guide 'means of escape for disabled people'.

This will be particularly important for escape routes via stairs where assistance may be required from designated helpers.

The HM Government guide is available to download free at <http://www.communities.gov.uk>

ACCESS STATEMENT

There is no change of use to the first floor premises as a Civic Theatre with shared Foyer and reception with the ground floor Civic Arts Centre

Pedestrian access to the Main entrance remains as existing levelled access with the existing lift providing vertical access for disabled users to the main theatre floor level and front foyer level for access to the disabled wc. Generally all gradients to be a max. 1:20, provision of non-slip surface to allow all users and visitors access to the entrance and circulation throughout the first floor all in accordance with reference to the legislation and requirements of the Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005 and the Building Regulations Approved Document M, Access to and use of buildings. Liasure in Hyndburn Staff are always present for members of the public to provide additional assistance as and when required for both accessibility and evacuation purposes.

1) Internal doors are all to be manually operated, giving a minimum clear opening width of 750mm (incl. one leaf of any double doors), and fitted with ironmongery capable of being operated by one hand and appropriately selected overhead closers (such as cam action closers) to achieve an opening force at the leading edge of no greater than 30N.

All doors are to have an unobstructed space of at least 300mm on the pull side; the door frame and ironmongery to contrast with the door colour and doors fitted with vision panels where on access routes with a minimum zone of visibility between 500 and 1500mm above floor level (indicated as VP on the plan)

2) Any corridors and circulation areas are to have a minimum clear width of 1200mm.(clear of all obstructions)

3) Means of Escape/Fire Precautions:

Features incorporated in the scheme will generally comply with part B of the Building Regulations and provide both audio and visual notification of an alarm condition.

Advice on the preparation of fire plan strategies for the evacuation of disabled persons should be taken from BS5588: Part 8.

4) Stairs and ramps are to be in accordance with Approved Document Part M where reasonable. All steps are to be fitted with distinguishable nosings, min.50mm wide on both the tread and the riser to assist users with impaired sight. Provide handrails to walls and top of guarding/balustrades on open sides at 900-1000mm above pitch line of flights and 1100mm above landings/edges of floors. Handrails are generally to be visually contrasting, continuous across flights and landings and terminating with closed ends min. 300mm beyond top/bottom steps, and shall have 60 - 75 mm clearance to walls, min 50mm clearance to brackets and an inner face no more than 50mm beyond the surface of the ramp of stair.

5) Internal lighting is to be designed in accordance with the CIBSE code for lighting.

- electrical sockets and telephone points etc are to be located between 450 - 1000mm above floor level (afl).
- light switches are to be positioned between 750 - 1200mm afl.
- emergency pull cords are to be set close to walls with 2no. 50mm dia red bangles, one at 100mm afl and the other 800-1000mm afl.
- switch sockets are to be indicate when they are 'on', and all switch plates are to contrast with the background wall colour and be positioned no closer than 350mm to room corners.

6) External signage is to be provided to identify the entrance ramp and disabled parking bays. Internal signage will consist of directional information, together with signs and notices required to evacuate the premises in case of fire. Wherever possible written information is to be supplemented with pictograms or symbols.