Report

Project	Orchard House SEND School, Manchester
Report Title	Fire Strategy
Our Ref	GM2151/R2 Issue 5
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Version	Date	Status and Purpose	Changes Overview
P01	09.05.2025	For Information	First Issue
P02	09.07.2025	For information	Updated to reflect the external play pen arrangement and wheelchair egress. See section 3.2 Updated to reflect the Dining Hall kitchen fire shutter requirements. See section 2.2.4 Updated acccess and egress strategy for gated access. Updated fire strategy figures and site plan.
PO3	30.07.2025	For information	Updated Figures to reflect most up to date arrangement.
P04	12.08.2025	For Information	Updated followig comments from the wider design team. See Sections 1.1, 3.1, Figure 1 and Figure 5.

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Report No.	GM2151/R2
Issue No.	Issue 5
Issue Date.	12th August 2025
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	Issue 1	Issue 2	Issue 3	Issue 4	Issue 5	Issue 6
Date	15/12/2023	22/08/2024	09/07/2025	30/07/2025	12/08/2025	
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Checked	JR	JB	MN	MN	MN	
Approved	SA	SA	MN	MN	MN	

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1.0 INTRODUCTION

1.1 Description of Building

It is proposed to build a new SEND (special education needs and disabilities) school off Varley Street, Manchester. The school will have a single storey and incorporate typical educational facilities, including classrooms, a main hall, a canteen, and other ancillary areas such as staff offices and plant/store rooms.

The proposed ground floor layout is shown in Figure 1.

Figure 1: Ground Floor Layout

1.2 Aim of Report

This report summarises the fire strategy principles of the proposals against the guidance for fire safety design given in *Building Bulletin 100: design for fire safety in schools*, and Building Bulletin 102: *Designing for disabled children and with special educational needs* commonly known as BB 100 and BB 102 respectively. These documents contain Building Regulations guidance on the design of schools and BB 102 specifically addresses the additional considerations which should be accounted for in SEN schools.

The report is intended for submission to Building Control and for their consultation with the Local Fire and Rescue Authority to agree the key fire strategy principles.

This report addresses life safety only and does not consider property protection or insurance requirements, or Employers or DFE requirements, which should be consulted separately.

1.3 Fire Safety Management

The operator's fire safety management obligations under the RRO 2005 including the requirement to maintain all life safety systems throughout the building's lifecycle are outlined in Section 7.

In the event of a fire safety audit under the Fire Safety Order being undertaken, local authority Fire Safety Inspecting Officers will expect to be able to review management procedures and evidence of staff training, documentation of which should form part of the fire risk assessment for the premises.

2.0 ACTIVE FIRE SAFETY SYSTEMS

2.1 Sprinklers

BB100 is the principal guidance document for fire safety design in schools. The document recommends all schools should be provided with sprinklers unless a risk assessment is carried out which concludes that the school is low risk, or it can be justified that it is not cost effective to provide sprinklers. The risk assessment would consider factors including:

- Probability and consequence of different fire scenarios;
- Location and accessibility of the building;
- Site vulnerability to intruders;
- Site construction;
- Security provisions;
- Waste facilities;
- Fire and Rescue Service response time;
- Availability of water supply.

A joint exercise was carried out by the design team on the 13th of March to complete the risk assessment using the appropriate tools referenced in BB 100. The risk assessment concluded with the recommendation that sprinklers should be provided to the premises.

The stakeholders have decided not to follow the recommendations from the risk assessment. Sprinkler suppression has not been allowed for as part of the design. The building will therefore not be sprinkler protected.

From a life safety perspective, single storey schools do not represent a significantly enhanced risk compared to other public buildings and sprinklers at the time of writing are not needed to satisfy the functional requirements of the Building Regulations.

2.2 Automatic Fire Detection and Alarm

2.2.1 Evacuation Strategy

The school will operate a simultaneous evacuation where on confirmation of a fire the full building evacuates, and the fire alarm system will be designed and programmed accordingly.

2.2.2 Type of System

A BS5839-1 compliant fire alarm and detection system will be provided with a performance classification of at least L2.

Additional measures may be needed to account for the individual needs of the pupils. BB 102 recommends that the different ‘sounders’ for lesson changes and the fire alarm are used and visual alarms for hearing impaired occupants are included. The need for this should be considered by the specialist and principal designers against the needs of the students.

2.2.3 Manual Call Points

As part of the fire alarm package manual call points will be provided. The specialist design will need to coordinate with the project architect to ensure that these will be located such that they are less likely to be prone to malicious operation. Where manual call points are still likely to be subject to casual, malicious operation, BB100 states that it is acceptable for a transparent, hinged cover to be fitted to the manual call points. Operation of this two-action manual call point then involves lifting the cover and operating the manual call point in the normal manner.

2.2.4 Fire Shutter

The Dining Hall kitchen will be provided with a fire shutter across the servery opening. The shutter will achieve 30 minutes protection for integrity only. Providing integrity only is considered reasonable on the basis that the fire-load on either side of the shutter will be limited as the space will primarily be used for circulation and therefore, fire spread via radiation through the shutter is unlikely.

Any occupants within the dining hall or kitchen have a choice of escape routes and will therefore always be able to evacuate away from the shutter. Based on the high standard of alarm and detection all occupants will be able evacuate at an earlier stage of fire development, and will therefore be less likely to be impacted by any heat or radiation via the fire shutter.

3.0 MEANS OF ESCAPE

3.1 Occupancy

The number of pupils in the building will be in the range of 150 with a majority ambulant occupancy, it is estimated that each classroom will only contain a single non-ambulant occupant, except classrooms 5 and 6. See section 3.2 for requirements where more than 1 non-ambulant occupants will share a classroom. The number of staff will be approximately 100. Accounting for staff/office/admin and back of house areas also, the building's occupancy will be 250.

Individual classrooms will not accommodate more than 16 occupants.

The Main Hall and dining hall will be designed to accommodate a capacity of up to 150 occupants at a single time.

3.2 Circulation Doors and Storey Exits

There are multiple exits to outside which will provide a large surplus in escape capacity from the building.

All classrooms will have direct exits to outside as well as an exit into the circulation corridors. The majority classrooms have an exit to outside provided with a manual lock that will not be used as a fire exit. However, classrooms 5 and 6 as shown in Figure 2 below will be wheelchair accessible rooms and will be provided with a key fob access fire exit route discharging directly to outside. The doors provided with key fob access will fail to the open position upon activation of the fire alarm. The remaining classrooms will escape via the corridor.

Where classrooms without a fire escape to outside will need to accommodate two or more wheelchair users a risk assessment will be undertaken prior to use based on the provision of manually operated doors.

All doors serving rooms accessible to pupils will be at least 900mm wide. Doors in staff only areas will be at least 850mm wide to aid unassisted wheelchair evacuation.

The main dining hall and main hall which will each accommodate up to 150 occupants will have at least three 1050mm wide exits opening in the direction of escape (the internal doors in the dining hall currently open in the direction of escape). Three exits will ensure large numbers of wheelchair users can evacuate the building without significantly impacting escape for non-ambulant pupils.

Cross corridor doors in the circulation corridors will open in both directions of travel and be provided with vision panels.

To accommodate the wheelchair traffic that can be expected in the circulation corridors, door sets in the corridors including the final exit doors will be at least 1900mm wide and with no single leaf less than 850mm wide. The circulation corridors themselves will be at least 2400mm wide.

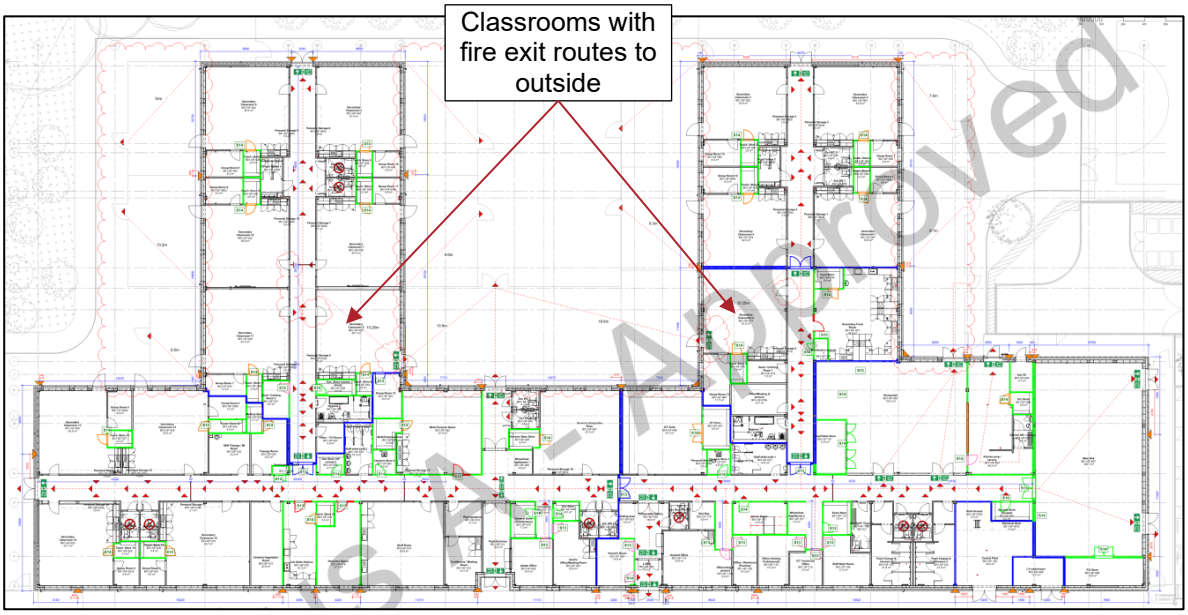

Figure 2: Circulation Doors and Storey Exits

The external play pens will not be provided with a locking mechanism on the gates leading away from the school on handover. Sliding latch mechanisms will be added to the gates by the school prior to occupation. The mechanism will be sufficient to permit unhindered evacuation away from the school building by staff who will be present in the play pen whenever occupied by students.

Figure 3: External Gates

The school will be provided with external gates along the perimeter; the gates will be provided with a simple mechanism (i.e. thumb turn, push bars etc.) to assist with egress away from the school facilities.

3.3 Travel Distances

The maximum travel distances recommended throughout the building based BB100 recommendations are given in Table 1.

Area	Travel Distance After Fit-out	
	Single Direction (m)	Choice of Routes (m)
Places of Special Fire Hazard *	9m	18m
Rooms accommodating lots of non-ambulant pupils	15m	30m
Areas accessible to all pupils (classrooms, laboratories, seminar rooms, circulation corridors etc.)	18m	45m
Open-air Roof	60m	100m

Note* Places of special fire hazard present in the building are listed in Section 4.2.

Table 1: Permitted Travel Distances

There are two directions of escape from all areas once occupants reach the corridor. Based on the current plans and the numerous number of escape routes and exits travel distances throughout the building will be within the recommended limits outlined in Table 1 above.

3.4 Inner Rooms

There will be various store rooms and a few group/meeting rooms with their only access point through another room. As these are inner rooms, they will have sounders which operate immediately upon detection of smoke or fire in the access room or main circulation corridors.

3.5 Assembly Point

A designated assembly point will be provided away from the building and escape routes and any areas at risk of falling debris. This will also consider the large number of wheelchair users that will be present. This will carefully selected so as not to impact the fire vehicle access route to the building's site and perimeter.

3.6 Roof Access and Escape

The roof will be pitched.

Escape from parts of the open-air roof accessible for occasional maintenance will be designed so that occupants can reach a place of relatively safety without travelling more than 60m in a single direction or 100m where a choice of routes is available.

One of the access routes to the roof will be from a storeroom accessible only to staff. Robust management procedures will be required to ensure the access and egress route is not obstructed. If this is not realistic from an operational perspective consideration may be required to relocate the access point or restrict the use of the room. Escape from the roof through the internal accommodation is considered reasonable on the basis that an alternative external escape route will be available via a cat ladder on the building envelope.

The pitched parts of the roof will not be accessible on a daily basis and any maintenance will require external access to be pre-arranged.

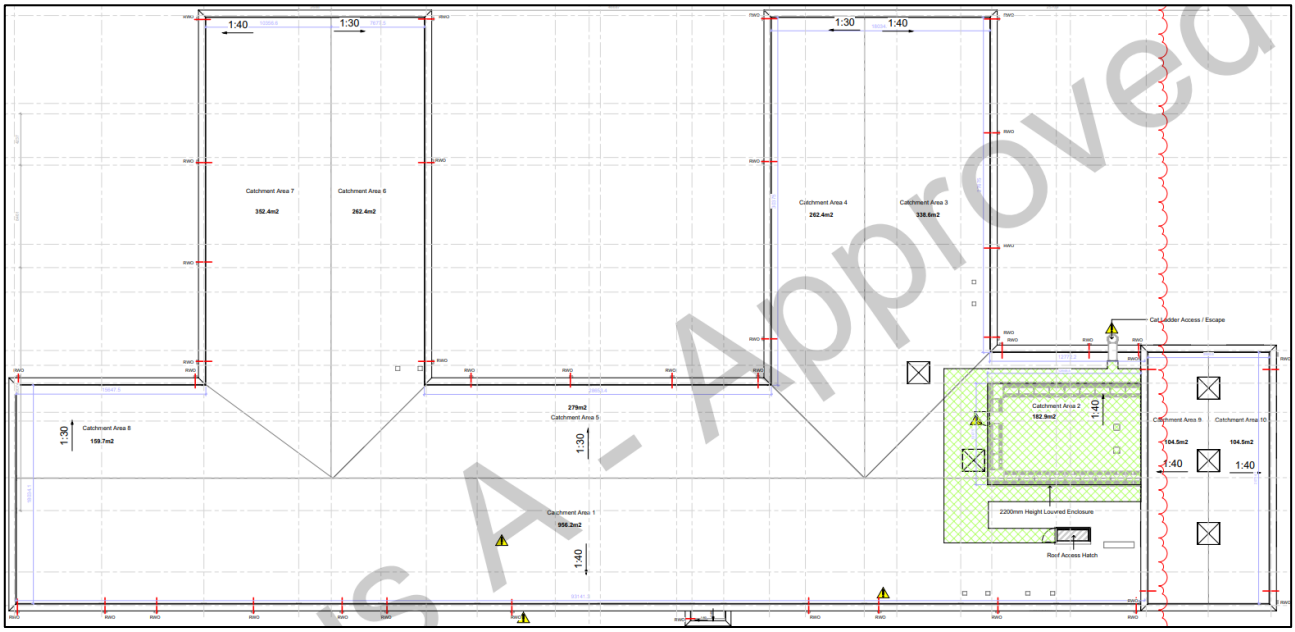

Figure 4: Roof Escape

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4.0 STRUCTURE AND COMPARTMENTATION

4.1 Structure

The building with have a steel frame construction that will be protected to achieve 60 minutes fire protection. For compliance with code guidance in single story buildings only the structure supporting fire resisting walls, or roof structure functioning as a floor (e.g. enclosed roof plant rooms) or essential to building stability need fire protection therefore this will be a substantial enhancement to minimum level of structural fire protection needed to satisfy the Building Regulations.

The enhanced protection to the structure will extend the amount of time that firefighters have to safely carry out search and rescue operations. This is expected to be a significant benefit in a building designed to accommodate pupils with Special Educational Needs and Disabilities where the evacuation may not be as straightforward as a conception school.

4.2 Compartmentation

The building will not be sprinkler protected and will therefore be subdivided into 1 hour fire compartments each less than 800m^2. The 1 hour compartment boundary lines can be visualised in Figure 4 below.

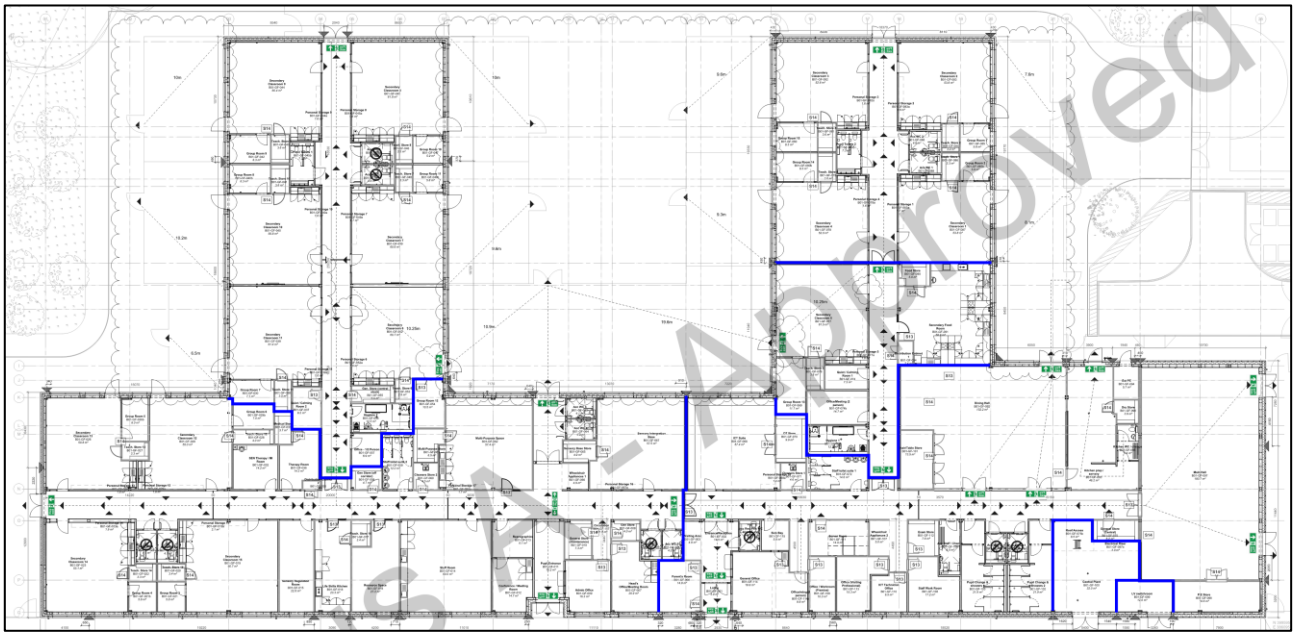

Figure 5: Varley Street SEND School Compartment Boundary Lines

In addition to above the following will be achieved:

- High risk plant rooms will be enclosed 60 minutes of fire resisting construction.
- The main hall will be enclosed 30 minutes of fire resisting construction.
- All store rooms will be enclosed 30 minutes of fire resisting construction.
- All places of special fire hazard not already mentioned above will be enclosed in 30 minutes fire resisting construction. BB100 defines these as follows:
    - Boiler/plant rooms (other than plant rooms housing life safety equipment)
    - Stores – for fuel, highlight flammable equipment (i.e. P.E. mats), chemicals, cloak rooms
    - Laboratories
    - Technology rooms with heat sources
    - Kitchens
    - Oil filled transformer and switch gear rooms.
    - Rooms with combustion engines.
- Dead-end corridors exceeding 2m in length will be separated from adjacent rooms by 30 minutes of fire resisting construction.

The proposed internal fire subdivision strategy is shown in Figure 5 below.

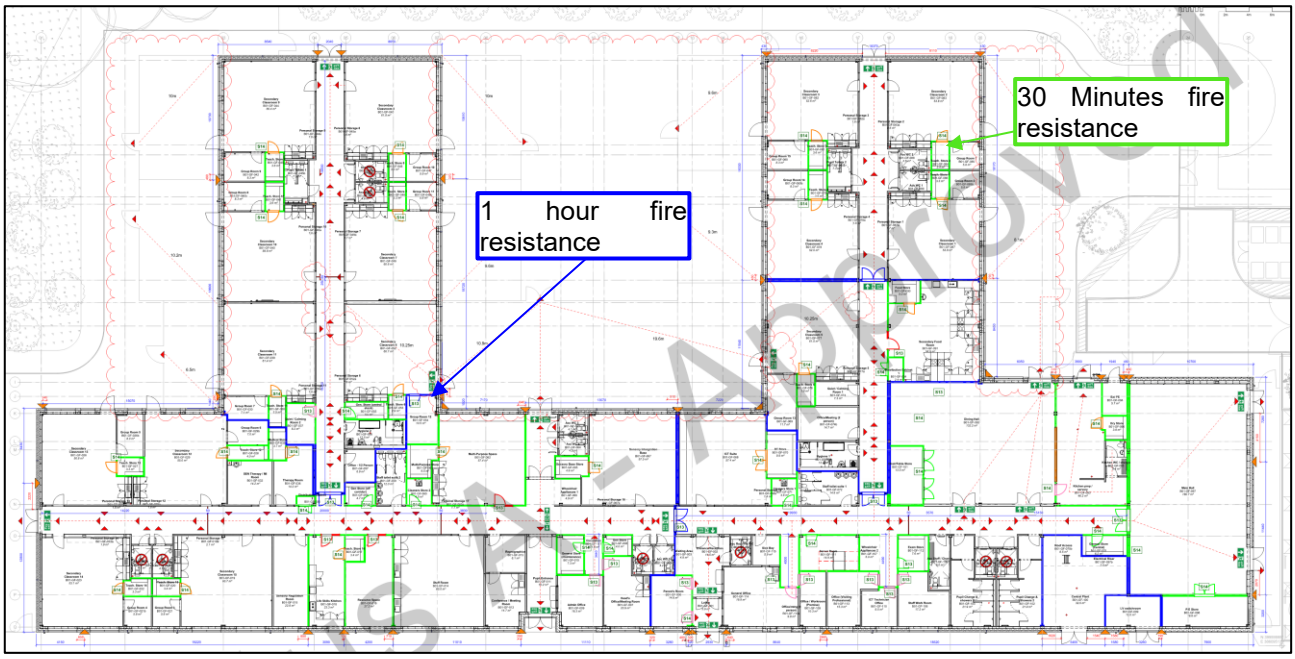

Figure 6: Varley Street SEND School Internal Fire Subdivision Strategy

4.3 Cross-Corridor doors

The circulation corridors provide access to multiple escape routes which are more than 12m apart. Self-closing FD60S cross corridor fire doors will therefore be provided within the circulation corridors approximately mid-way between exits.

All cross corridor doors in the circulation areas will open in both directions so that they can be used by more than 60 occupants from each side.

As the cross corridor doors will align with the compartment boundaries which extend from perimeter wall to perimeter wall fire resistance will be maintained in the ceiling voids above the corridors.

4.4 Dead-end corridors

All dead-end corridor partitions more than 2m in length will achieve 30 minutes fire resistance, including any doors or penetrations.

There will be no dead-ends more than 4.5m in length requiring additional cross-corridor doors to subdivide the two escape routes in the T branch of the corridor.

4.5 Fire Door Ratings

Fire doors will be provided in all fire resisting or compartment walls to maintain the standard of fire resistance.

The following ratings will be achieved:

- FD60S for the doors in the compartment boundary walls.
- FD30S for the doors opening into the dead-end corridors more than 2m in length.
- FD30 for all other doors in fire resisting walls that are not mentioned above.

Fire doors other than those to service cupboards will be self-closing. Fire doors in circulation routes will have magnetic hold open devices to prevent them from being propped open by staff or pupils. Magnetic hold open devices are to release on building wide fire alarm.

4.6 Internal Surface Linings

All new internal wall and ceiling linings will be in accordance with Table 2.

Location	European Class
Small room not exceeding 30 m^2	D-s3,d2
Other rooms	C-s3,d2
Circulation Spaces	B-s3,d2

Table: 2 Internal Surface Linings

4.7 Lockers and Notice Boards

All lockers provided in the circulation corridors will be made from materials of limited combustibility (A2, s3-d2) or better.

Parts of walls in rooms may be of a poorer performance than specified in section 4.6 and Table 2 (but not poorer than Class D-s3, d2), provided the total area of those parts in any one room does not exceed one half of the floor area of the room, and subject to a maximum of $60m^2$.

The operator will need to ensure that any notice boards in circulation corridors are not more than 3m wide, and that notice boards on the same wall have a gap between of at least 1m.

Notice boards with a surface spread of flame are permitted in classrooms, but these should not extend more than 2.5m without having a break between them of not less than 0.4m, and should be located away from potential sources of ignition.

4.8 Cavity Barriers

Cavity barriers will be provided in ceiling and floor voids and any external wall cavities in accordance with standard Building Regulations guidance.

4.9 Fire Stopping and Fire Dampers

Penetrations in compartment or fire resisting walls will be adequately fire stopped to achieve the same fire resistance of the wall in line with BS9999 guidance. Where ventilation ductwork penetrates compartment or fire resisting walls, fire and smoke dampers will be provided.

The circulation corridors are not considered to be protected escape route therefore thermally actuated dampers in ductwork entering these areas will be sufficient. However if ductwork will extend across the circulation corridor subdividing walls outlined in Figure 4, Fire Dampers will be motorised smoke and fire dampers linked to the fire alarm. This will ensure there is no risk of cool smoke transfer on both sides of the circulation corridors.

All fire dampers/fire and smoke dampers will conform to BS EN 15650.

5.0 EXTERNAL ELEVATIONS

5.1 External Wall Construction

The building will be single story in height. There is no specific recommendation in BB100 to restrict the primary materials used in the external walls of this type of building, which is less than 11m above ground and more than 1m from all relevant boundaries. However, consideration should be given to minimise the risk of fire spread across the walls.

The building will have a predominately masonry external wall construction and all of the primary external wall construction materials including insulation products, cladding and filler materials will achieve at least Class A2-s1, d0 or better. This will ensure that the external walls do not present an unacceptable risk of external fire propagation across the building envelope.

5.2 Roof Coverings

Roof coverings in the building will achieve Class $B_{roof(t4)}$ or better, or alternatively be a product (and/or materials) defined in Commission Decision 2000/553/EC of 6 September 2000, implementing Council Directive 89/106/EEC, that can be considered to fulfil all of the requirements for the performance characteristic 'external fire performance' without the need for testing, such as 50mm thick gravel or 40/50mm thick cast stone or mineral paving slabs.

5.3 External Fire Spread

Building Regulations guidance specifies that buildings need to be sufficiently far away from the site boundary to prevent fire spread across it to neighbouring buildings.

The building is surrounded by the school grounds. The South and elevations are the worst case at approximately 10m and 16m from the site boundary respectively. The maximum compartment size on these elevations will be no more than 4m x 18m (South Elevation) and 4m x 54m (North Elevation).

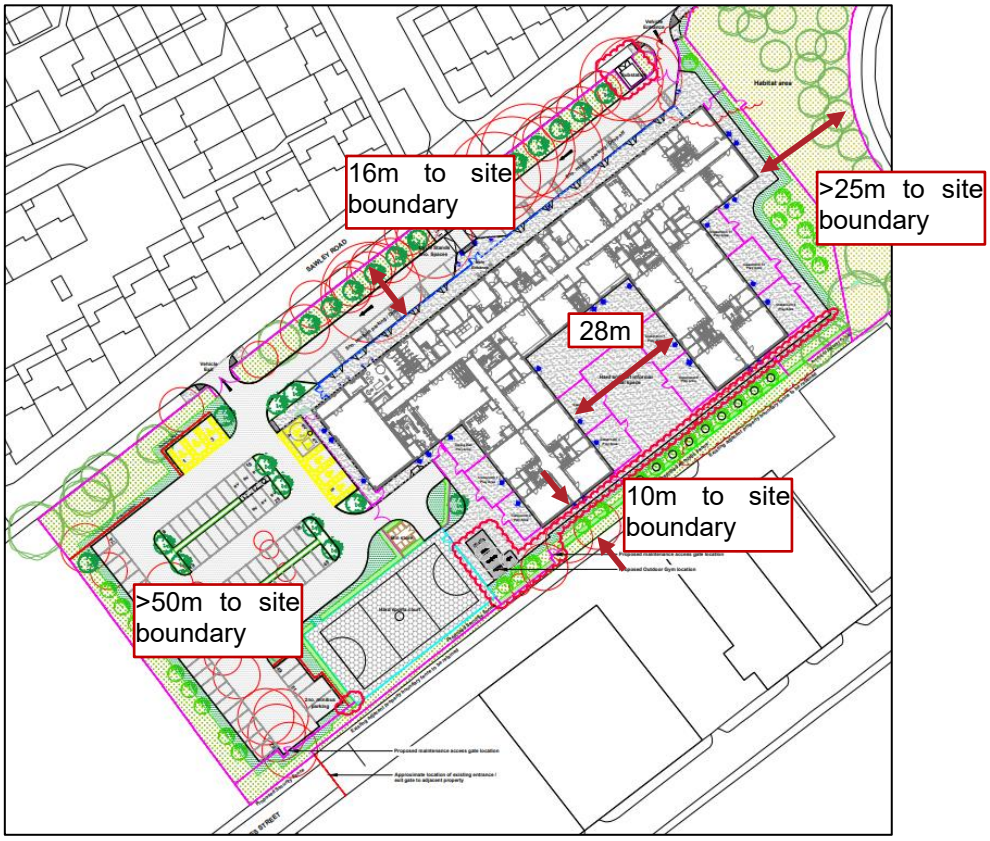

Figure 7: Space Separation Distances

Following the "tables" method as described in Part 1 of BR 187: *External fire spread: buildings separation and boundary distances* it is clear that the elevations are sufficiently far from the site boundary that there is no risk of external fire spread occurring and there should therefore be no need to fire rate the facades for space separation purposes.

The other elevations are more than 25m from the site boundary and do not present any risk of external fire spread to neighbouring properties.

Table B: Enclosing rectangle 6 m high

	Distance from relevant boundary for unprotected percentage not exceeding								
Width	20%	30%	40%	50%	60%	70%	80%	90%	100%
Minimum boundary distance (m)	Figures in brackets for residential, office and assembly uses								
3.0	1.5 (1.0)	2.0 (1.0)	2.5 (1.5)	3.0 (1.5)	3.0 (2.0)	3.5 (2.0)	3.5 (2.5)	4.0 (2.5)	4.0 (3.0)
6.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.0 (2.5)	4.5 (3.0)	5.0 (3.0)	5.5 (3.5)	5.5 (4.0)	6.0 (4.0)
9.0	2.5 (1.0)	3.5 (2.0)	4.5 (2.5)	5.0 (3.0)	5.5 (3.5)	6.0(4.0)	6.5 (4.5)	7.0 (4.5)	7.5 (5.0)
12.0	3.0 (1.0)	4.0 (2.0)	5.0 (3.0)	5.5 (3.5)	6.0 (4.0)	7.0 (4.5)	7.5 (5.0)	8.0 (5.0)	8.5 (5.5)
15.0	3.0 (1.5)	4.5 (2.5)	5.5 (3.0)	6.0 (4.0)	7.0 (4.5)	7.5 (5.0)	8.0 (5.5)	8.5 (5.5)	9.0 (6.0)
18.0	3.5 (1.5)	4.5 (2.5)	5.5 (3.5)	6.5 (4.0)	7.5 (4.5)	8.0 (5.0)	9.0 (5.5)	9.5 (6.0)	10.0 (6.5)
21.0	3.5 (1.5)	5.0 (2.5)	6.0 (3.5)	7.0 (4.0)	8.0 (5.0)	8.5 (5.5)	9.5 (6.0)	10.0 (6.5)	10.5 (7.0)
24.0	3.5 (1.5)	5.0 (2.5)	6.5 (3.5)	7.5 (4.5)	8.5 (5.0)	9.0 (5.5)	10.0 (6.0)	10.5 (7.0)	11.5 (7.5)
27.0	3.5 (1.5)	5.0 (2.5)	6.5 (3.5)	7.5 (4.5)	8.5 (5.0)	9.5 (6.0)	10.5 (6.5)	11.0 (7.0)	12.0 (7.5)
30.0	3.5 (1.5)	5.5 (2.5)	6.5 (3.5)	8.0 (4.5)	9.0 (5.0)	10.0 (6.0)	11.0 (6.5)	11.5 (7.5)	12.5 (8.0)
40.0	3.5 (1.5)	5.5 (2.5)	7.0 (3.5)	8.5 (4.5)	10.0 (5.5)	11.0 (6.5)	12.0 (7.0)	13.0 (8.0)	14.0 (8.5)
50.0	3.5 (1.5)	5.5 (2.5)	7.5 (3.5)	9.0 (4.5)	10.5 (5.5)	11.5 (6.5)	13.0 (7.5)	14.0 (8.0)	15.0 (9.0)
60.0	3.5 (1.5)	5.5 (2.5)	7.5 (3.5)	9.0 (4.5)	11.0 (5.5)	12.0 (6.5)	13.5 (7.5)	15.0 (8.5)	16.0 (9.0)
80.0	3.5 (1.5)	6.0 (2.5)	7.5 (3.5)	9.5 (4.5)	11.5 (5.5)	13.0 (6.5)	14.5 (7.5)	16.0 (8.5)	17.0 (9.5)
100.0	3.5(1.5)	6.0 (2.5)	8.0 (3.5)	9.5 (4.5)	11.5 (6.0)	13.5 (7.0)	15.0 (8.0)	16.5 (8.5)	18.0 (9.5)
120.0	3.5 (1.5)	6.0 (2.5)	8.0 (3.5)	10.0 (5.0)	11.5 (6.0)	13.5 (7.0)	15.5 (8.0)	17.0 (9.0)	18.5 (9.5)
130.0	3.5 (1.5)	6.0 (2.5)	8.0 (3.5)	10.0 (5.0)	11.5 (6.0)	13.5 (7.0)	15.5 (8.0)	17.0 (9.0)	19.0 (10.0)

Notes

Figure 8: Enclosing Rectangle Table from BR187

The building will also have opposing elevations. These will be at least 28m apart and therefore there is no need to fire rate the elevations as a means of preventing external fire spread between compartments.

6.0 FIREFIGHTING

6.1 Firefighter Access

The building will be a single storey building and therefore no additional measures for the fire service will be provided within the building. Fire appliances will have perimeter access to more than 15% of the building envelope in line with BB100 recommendations for a building of this size.

Sufficient turning points will be provided so that fire appliances do not need to reverse more than 20m to complete turning manoeuvres.

Figure 9: Site Plan

6.2 Fire Hydrants

If the building is more than 100m from an existing functioning fire hydrant, a new fire hydrant will be provided as part of the works within 90m of one of the building entrance points where tender access is available.

7.0 FIRE SAFETY MANAGEMENT

7.1 General

Once the building is occupied, it is the responsibility of the management to ensure that all fire safety systems are tested and maintained to ensure their continuous effectiveness. The management should: -

1. Be aware of all the fire safety features provided and their purpose
2. Ensure a competent person is present in the building during all occupied times

7.2 Staff

Staff should be trained by competent persons. The training should be at regular intervals and should ensure that all staff know what to do if a fire is discovered; the correct response on hearing a fire alarm, and the correct escape procedures from every part of the building.

A management structure should be provided to ensure that in the case of fire staff are aware of their responsibilities, which should be clearly defined. A chain of command should be provided with clear lines of responsibility, authority and accountability.

7.3 Fire Safety Manual

Before a building is occupied, a fire safety manual should be completed. The purpose of the manual is to clearly define the nature of the fire safety systems provided for the building. It should include: -

3. An explanation of the overall fire safety strategy
4. Evacuation procedures
5. Design documentation to describe the use of each fire safety system
6. Staff roles in the event of a fire: their responsibility, authority and accountability
7. A detailed maintenance routine

The Fire Safety Manual should be reviewed periodically and when any alterations are made to the building. Details of the suggested contents of the fire safety manual are provided in Section 19 of the Approved Document B and Annex H of BS 9999 Code of practice for fire safety in the design management and use of buildings.

7.4 Maintenance and Housekeeping

It is the role of management to ensure that maintenance is carried out in accordance with the relevant British Standards, so that all fire safety systems are operational in the event of a fire. It is also important that good housekeeping practices are followed. The building management should be aware of any hazardous substances or practices within the building, which increase the risk of fire.

7.5 The Regulatory Reform (Fire Safety) Order 2005

This Order places a duty on the 'responsible person' to ensure, 'as far as is reasonably practical' the safety of his employees and to take such general fire precautions as may be reasonably required to ensure that the premises are safe [i.e. for non-employees].

Under the Order, there is a requirement to carry out and continually update an assessment of the risk of fire to people in and around the premises/building, and to assess and maintain the measures to reduce those risks to an acceptable level. Where there are five or more employees, the risk assessment must be recorded.

A Fire Risk Assessment should be carried out:-

8. On completion of the building fit out, and strictly before first occupation of the building.
9. Regularly, particularly where any changes occur such as changes in the use of the building, the number or nature of occupants, or building works.
10. We would recommend that a fire risk assessment is carried out at least annually.

Other legal duties include: -

11. Keeping a record of the Fire Safety Arrangements. These are the preventative and protective measures for the building.
12. A person must be nominated for any special role identified in an emergency plan.

13. Employees must be consulted about nominations to perform special roles, and about any proposals for improving the fire precautions.
14. Other employers in the building must be informed about any significant risks, which might affect the safety of their employees, and there must be co-operation with them in measures to reduce the risk.
15. Those having control over the workplace have a responsibility to ensure compliance with the regulations in those parts of the building over which they have control.
16. A suitable and readily available method of calling the emergency services must be established.
17. Employees are required to co-operate in ensuring that the workplace is safe from fire.

The order also adopts 'Principles of Prevention'. These include:-

18. Avoiding risks;
19. Evaluating the risks which cannot be avoided;
20. Combating the risks at source;
21. Adapting to technical progress;
22. Replacing the dangerous by the non-dangerous or less dangerous [particularly with respect to hazardous substances];
23. Developing a coherent overall prevention policy which covers technology, organisation of work and the influence of factors relating to the working environment, and;
24. Giving appropriate instructions to employees.

8.0 INFORMATION, LIMITATIONS AND ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are noted below: -

Drawings

This report is based on drawings issued to us. Dimensions have been taken from these drawings. The following drawings were used:

- VAR-JMA-ZZ-00-DR-A-00001-A4-C9_Proposed Ground Floor Plan
- VAR-JMA-ZZ-00-DR-A-68001-A5-C7_Fire Strategy Floor Plan
- VAR-JMA-ZZ-R1-DR-A-27001-A5-C3_Proposed Roof Plan
- VAR-DEP-XX-XX-DR-L-00001(C05) Landscape Layout

Building Regulations

This report considers building regulations, which deal with life safety. Property protection and insurance issues are not addressed in this report and should be consulted separately.

Other Limitations

Complying with the recommendations of this report will not guarantee that a fire will not occur.

Unless otherwise described in this report, the fire strategy assumes that the building design, the mechanical and electrical systems, construction methods and materials specifications will comply with current Building Regulations guidance, and relevant British Standards and Codes of Practice. The design of mechanical and electrical systems such as fire alarm and sprinklers is a specialist area. Fire Strategy recommendations are given in this report, however, the design and specifications need to be developed at the appropriate stage in consultation with the specialist designers of these systems.

This report has been prepared for the sole benefit, use and information of Kier Construction Ltd. and the liability of Jensen Hughes, its directors and employees in respect of the information contained in the report will not extend to any third party.

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