

Fire Strategy Report

Address: 130 South Street, West Sussex, BN15 8AU

Proposal: Conversion of existing top-floor storage/office area and rear ground floor into:

- One new one-bedroom two-storey flat
- One new two-bedroom top-floor flat

Each flat will have its own separate access and staircase from the rear of the building.

1. Introduction

The fire strategy for this development will be developed as the design progresses and will be in accordance with the recommendations set out in Approved Document B (ADB) Volume 1 – Dwellings. The following outlines the principal fire safety design elements incorporated at this stage.

2. Means of Escape

Each flat will be provided with a separate, independent staircase and access door to the rear of the building. The escape route from each flat will be protected with 60 minutes (1-hour) fire-resistant construction, achieved using suitable fire-rated plasterboard and materials. All habitable rooms open onto a protected corridor, ensuring a safe and direct route to the final exit. Fire doors fitted along escape routes will be FD30S-rated, self-closing, and fitted with appropriate smoke seals and automatic closing devices.

3. Fire Detection and Alarm Systems

Each flat will be fitted with a mains-powered, interlinked fire detection and alarm system in accordance with BS 5839-6:2019. Smoke detectors will be installed in circulation spaces forming part of the escape route. Heat detectors will be installed in kitchens and interlinked with the smoke detection system to provide full coverage and early warning to occupants.

4. Internal Fire Spread (Linings and Structure)

Internal wall and ceiling finishes within escape routes will achieve Class 0 (national class) or Class B-s3,d2 (European class) surface spread of flame rating in accordance with ADB guidance. Structural elements forming the escape routes will be designed to achieve a minimum of 60 minutes' fire resistance to maintain integrity and stability during evacuation.

5. Fire Separation and Compartmentation

The new flats will be compartmented from each other and from the remainder of the building to achieve a minimum of 60 minutes' fire separation. Floor and wall constructions between flats will be detailed to prevent fire and smoke spread through any junctions or service penetrations. Fire-stopping and cavity barriers will be installed in accordance with ADB Section 6.

6. Access for Firefighting

Fire and rescue service access will be provided from South Street to the front of the property and via the rear access route. The maximum travel distance from the access point to any flat entrance will comply with ADB Volume 1, Section B5 requirements. The flats will provide adequate access and egress points for firefighting personnel.

7. Emergency Lighting and Signage

Where applicable, emergency lighting will be installed within escape routes in accordance with BS 5266-1:2016. Escape signage will be provided where routes are not immediately obvious.

8. Fire Safety Management

Fire safety systems will be maintained in accordance with relevant British Standards. Occupants will be provided with guidance on fire procedures and alarm testing.

9. Summary

The fire strategy for 130 South Street has been developed in accordance with the principles of Approved Document B, Volume 1 (Dwellinghouses). The proposed design provides:

- Protected means of escape
- Appropriate fire detection and alarm systems
- 60-minute fire-resisting construction and separation
- Independent access routes for each dwelling
- Compliance with ADB recommendations for small residential developments

Further details and specifications will be confirmed at the Building Control stage as the design progresses.

Prepared by: _____

Date: _____