

Thackeray Estates

Fire Assessment Initial Report

Fire Assessment Initial Report for
QVS1
Friar Street, Reading

Information Provision & Document Control Information:

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The information within this document has been produced for this specific client / premises and in line with our company terms and conditions.

This report does not include fire safety during construction works.

We accept no responsibility for the performance of any installed active or passive fire safety features in the building that may be prescribed in this report.

Fire Safety Objectives

	Information/Requirement			AD B2 Ref
Scope of Building Work	Construction of a 104 room apartment hotel			
Design Standards	Approved Document B Volume 2 Buildings other than dwellings			
Deviations from Approved Document	None			
Purpose Group	2(b) Residential (other)			
Number of Storeys	5			
No of Basement Storeys	One			
Height to Top Storey FFL	12.25 m			
Depth to Basement FFL	2.67 m			
Storey Hights and Use	Basement	-2.67 m	Gym, plant, staff room & store	
	Ground	0	Retail units (separate) Market Square (unenclosed) Reception and social space	
	1 st Floor	3.37	33 Apartment rooms	
	2 nd Floor	6.35	31 Apartment rooms	
	3 rd Floor	9.41	30 Apartment rooms	
	4 th Floor	12.25	10 Apartment rooms	
	Total		104 Apartment rooms	
Approx Floor Area per Floor	Basement >250 Accommodation 800 m ²			
Approx Total Gross Floor Area	4,000 m ²			
Total Proposed Number of Occupants	Sleeping Guests 104 x 2 = 208 Staff 15 Total 223			
Evacuation Strategy	Simultaneous			

	Information/Requirement	AD B2 Ref
Travel Distances	Within Bedrooms Single direction - 9m Bedroom Corridors Single direction – 9m More than one direction - 35m Elsewhere Single direction – 18m More than one direction - 35m	Table 2.1
Inner Rooms	Permitted if they are not a bedroom	2.11
Minimum Number of Protected Stairways	Minimum of two stairs (building >11m & travel distances >9m)*	3.3
Stairway Widths	1,000mm for simultaneous evacuation	Table 3.2
Refuges	One refuge required per protected stairway	3.4
Fire Resistance of Structure	60 minutes	Table B4
Compartment Walls	60 minutes (each side separately)	Table B3
Compartment Floors	60 minutes (from underside)	Table B3/B4
Firefighting Shaft	Not required, building <18m	17.2
Number of Firefighting Shafts	None (Building height <18m)	17.5
Firefighting Lift	Not required building <18m	17.2
Firefighting Lobby	Not required	
Dry/Wet Riser	Likely to be required	15.1
Fire Alarm System	Category L1 or L2 (all areas with more than 1m ² floor area covered)	1.4 BS5839 Part 1 Annex A
Sprinklers	Not required However this is recommended to enhance the fire protection for the building, improving occupant safety and building protection	8.14
Smoke Control	Basement area required – area >200 m ² Other areas no requirements	18.3

	Information/Requirement	AD B2 Ref
	<i>Good practice would suggest that automatic smoke ventilation from the head the stairs would be appropriate</i>	
Fire Suppression	Not required	
Emergency Escape Lighting	Required to BS5266 Part I	5.25

* Likely when travel distances are calculated that 3 protected stairways will be required