

Thackeray Estates

Fire Assessment Initial Report

Fire Assessment Initial Report for
QVS2
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 157 room 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	8			
No of Basement Storeys	None			
Height to Top Storey FFL	20.6m			
Storey Heights and Use	Ground	0	Reception, dining, BoH, 5 bedrooms	
	Mezzanine	2.95	11 Bedrooms	
	1 st Floor	5.908	26 Bedrooms	
	2 nd Floor	85	26 Bedrooms	
	3 rd Floor	11.80	26 Bedrooms	
	4 th Floor	14.75	26 Bedrooms	
	5 th Floor	17.70	20 Bedrooms	
	6 th Floor	20.60	17 Bedrooms	
	Total		157 Bedrooms	
Approx Floor Area per Floor	840.00 m ²			
Approx Total Gross Floor Area	6,155 m ²			
Total Proposed Number of Occupants	Sleeping Guests 157 x 2 = 314 Staff 60 Total 374			
Evacuation Strategy	Simultaneous			
Travel Distances	Within Bedrooms Single direction - 9m			Table 2.1

	Information/Requirement	AD B2 Ref
	Bedroom Corridors Single direction – 9m More than one direction - 35m Elsewhere Single direction – 18m More than one direction - 35m	
Minimum Number of Protected Stairways	Minimum of two stairs (building >11m & travel distances >9m)	3.3
Stairway Widths	1,000mm for simultaneous evacuation Firefighting stairs 1,100mm	Table 3.2 BS9999 clause 20.20.4
Refuges	One refuge required per protected stairway	3.4
Fire Resistance of Structure	90 minutes	
Compartment Walls	60 minutes (each side separately)	Table B3
Compartment Floors	90 minutes (from underside)	Table B3/B4
Fire Fighting Shaft	Required, building >18m	17.2
Number of Firefighting Shafts	One (Building height 18m, floor area/storey <900m ²)	17.5
Firefighting Lift	Required building >18m	17.2
Firefighting Lobby	Required Between firefighting stairs and bedroom corridor serving the fire fighting lift – minimum area 5m ²	Diagram 17.1 BS9999 clause 20.2.5
Dry/Wet Riser	Required in firefighting shaft	16.2
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 building height However this is recommended to enhance the fire protection for the building, improving occupant safety and building protection	8.14
Smoke Control	Required for firefighting stairs and firefighting lobby	17.9

	Information/Requirement	AD B2 Ref
	<i>Good practice to consider smoke ventilation from the top of other stairways</i>	
Fire Suppression	Not required	
Emergency Escape Lighting	Required to BS5266 Part I	5.25