

Broad Street Hotel – Fire Strategy Summary.

The purpose of this document is to provide a summary of the fire strategy for the proposed Broad Street Hotel in Reading. The building has been principally based upon the guidance given in Approved Document B, which is the government guidance document appropriate for the fire safety design of hotels.

The building will comprise of hotel accommodation over 8 storeys (Ground, 1st – 7th), with an entrance area and restaurant located at Ground floor and guest rooms on the upper floor levels.

The building will be provided with a comprehensive automatic detection and alarm system which will alert occupants to the presence of fire within the building. A simultaneous evacuation strategy will be adopted, such that occupants of the whole building will be alerted to the presence of fire immediately upon detection and will leave the building.

The occupants of the hotel will be provided with access to two fire protected escape stairs which are accessed via fire resisting corridor routes from the bedroom areas. The two stairs are provided with sufficient width to accommodate all the occupants from the upper floor levels. The protected stairs will discharge directly to outside at Ground level. One of these stairs is also a firefighting shaft, and will therefore additionally benefit from a fire resisting lobby provided with smoke ventilation, a firefighting lift which may be used for evacuation of special needs occupants, and a dry fire main.

Occupants of the Ground floor entrance area and restaurant are provided with multiple escape routes which discharge directly to outside.

External wall construction will pass the criteria defined in BR 135.

As the building is less than 30m in height, there is no requirement to provide a sprinkler protection system to meet the functional requirements of the Building Regulations. Nevertheless, unlike a residential building the hotel is provided with two stairs and will evacuate simultaneously (there is no 'stay-in-place' strategy)

Based on the above provisions, it is considered that the proposed hotel meets the minimum standards recommended in Approved Document B and a sprinkler protection system is not required.