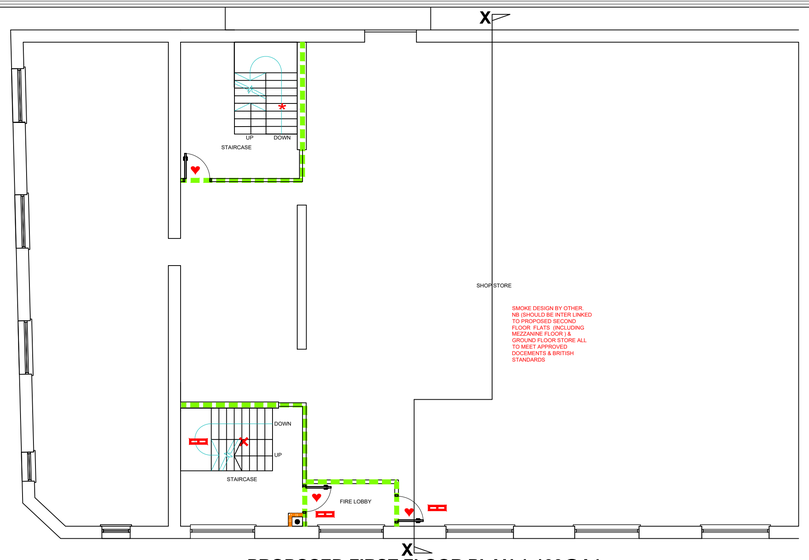
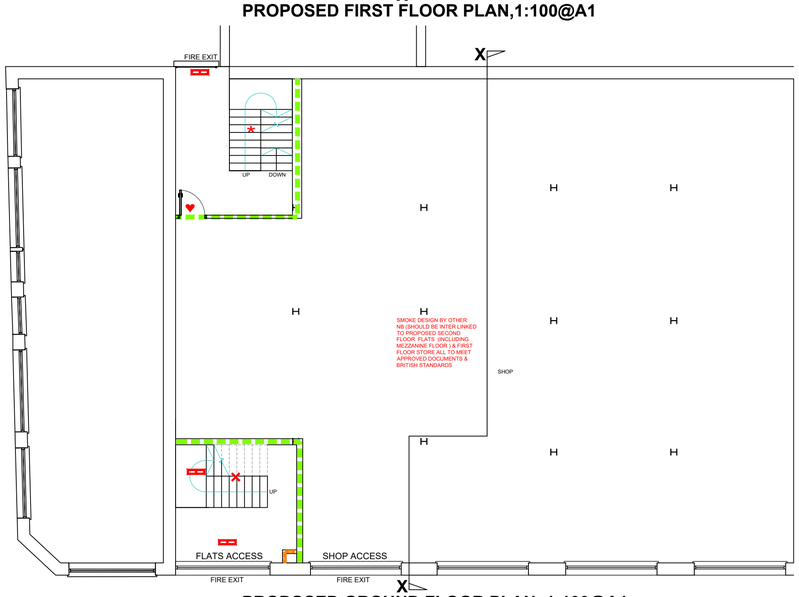


PROPOSED FIRST FLOOR PLAN,1:100@A1



PROPOSED GROUND FLOOR PLAN, 1:100@A1

KEY

1.0 (Min.)hour Fire Rated Party floors

1.0 (Min.) hour Fire Rated Party walls

0.5 hour Fire Rated walls

1.0 hour Fire Rated Shaft walls

Existing Solid walls (generally) Minimum 1.0 hour Fire Resistance

Flat Hall way (Fire Protected escape route)

1/2 hr FR door fitted with smoke seals and door closer

1/2 hr FR door fitted with smoke seals

1/2 hr FR door fitted with smoke seals,Vision Panel (VP) and door closers (Common corridor)

Symbols Key

Emergency Light & Fire exit sign

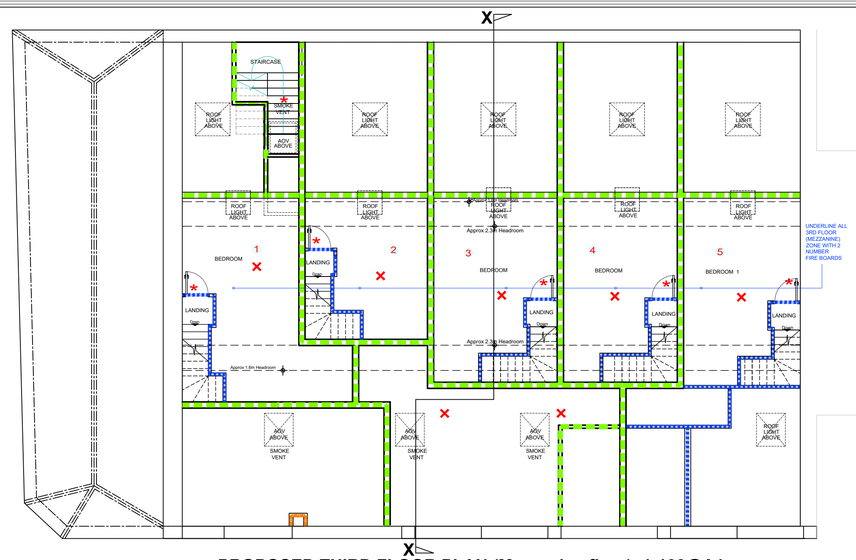
Heat Detector & Sounder

Smoke Detector & Sounder

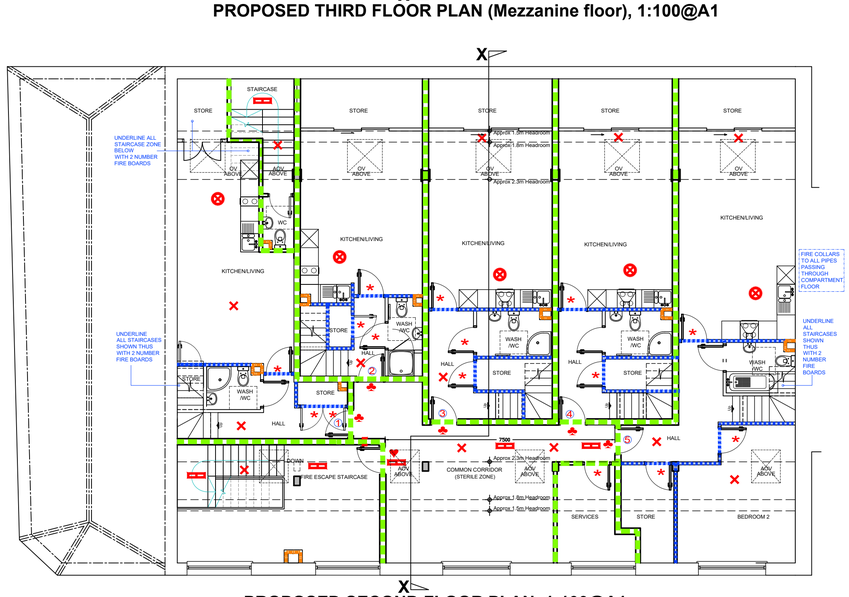
Indicative Design Only. All positions shown on G.A plans to be confirmed by Building Control/ M+E Consultant before installation. Further details By Project Electrical Designer. All to be specified by Project Electrical Consultant/Specialist supplier.

AOV=Automatic Opening Vent.

ALL FIRE DOORS TO BE DOORSETS



PROPOSED THIRD FLOOR PLAN (Mezzanine floor), 1:100@A1



PROPOSED SECOND FLOOR PLAN, 1:100@A1

Detection Installations:-

Each flat (Apartment) is designed to be a fire-resisting 'box'. It is important to maintain the integrity of this compartment, particularly when building work and alterations take place. It is important to ensure that fires cannot start in the common parts or common facilities.

Apartment hall ways Protected to half hour, Common corridors protected to One hour.

Maximum 9m to door within flats and 9m to door within flat entrance halls.

All penetrations through Fire Walls/Floors to be provided with Fire Dampers as Standard

Ventilation:-

Top of Fire escape Staircases to be ventilated to Minimum 1m2 Free Air Space (AOV).

Fire Doors compliant:-

For fire doors in the UK, the key standard is BS 8214 (Code of Practice for Fire Door Assemblies) for installation and maintenance, relying on testing standards like BS EN 1634-1 (the modern European standard, replacing older BS 476 parts) for fire resistance ratings (e.g., FD30, FD60), ensuring the whole assembly (door, frame, hardware) resists fire for a set time. Compliance involves proper specification, installation, and upkeep, with an ongoing transition from BS 476 to EN standards

Table B4 Minimum periods of fire resistance — A.D Part B

Purpose group of building	Minimum periods of fire resistance[3] (minutes) in a:						
	Basement storey* including floor over		Ground or upper storey				
	Depth (m) of the lowest basement		Height (m) of top floor above ground, in a building or separated part of a building				
	More than 10	Up to 10	Up to 5	Up to 11	Up to 18	Up to 30	More than 30
1. Residential:							
a. Block of flats							
– without sprinkler system	90 min	60 min	30 min†	60 min*§	Not permitted[2]	Not permitted[2]	Not permitted[2]
– with sprinkler system[1]	90 min	60 min	30 min†	60 min*§	60 min*§	90 min*	120 min*
b. and c. Dwellinghouse	Not applicable[4]	30 min*†	30 min†	60 min[5]	60 min[5]	Not applicable[4]	Not applicable[4]

FIRE STRATEGY STATEMENT:-

Introduction:-

Fire alarm to be installed in accordance with BS 5839 Pt 1 2002. for common areas and Pt 6 for the individual apartments,
Emergency lighting to be installed in accordance with BS 5266 pT1 2005

Exit signs to be in accordance with BS5499 Pt1 2002

Fire fighting equipment to be in accordance with BS 5306 Pt2 1990

All the fire safety information will be passed to the responsible person under the RRO 2005 and as required by AD B appendix G.

Smoke ventilation to comply with approved document B of building regulations 2010.

Measures considered for Escape Strategy are :-

Early warning, means of escape provision, smoke control, control of fire growth rate, structural fire protection & containment, separation between parts of building, extinguishments or control, fire service provision, risk assessment & management.

Means of warning and escape:-

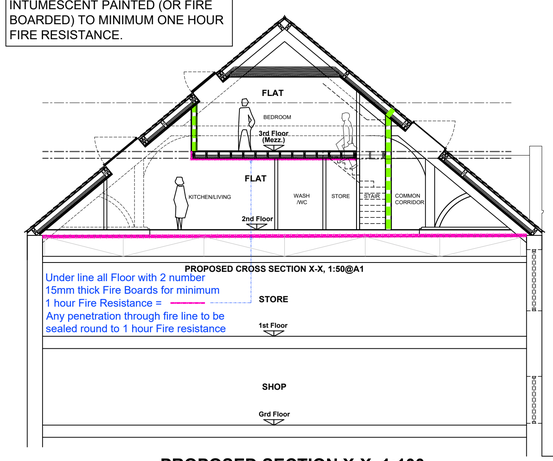
Independent smoke detection system required to each flat (In Flat hallways & Secondary detection (Heat) system in kitchens. Sounder bases to achieve 75db(A) at bed head when bedroom door is closed). Detections to be mains wired with battery back-up, with a common area system that has a sounder linked into each flat lobby and to the stairway ventilation system (ALL TO BE CONFIRMED BY BUILDING CONTROL)

In the event that smoke is detected, a signal from the smoke / fire alarm system will initiate the smoke extract system for 'Stay put' escape policy involving the following approach.
-When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service.
-If a fire starts in the common parts, anyone in these areas makes their way out of the building and summons the fire and rescue service.
-All other residents not directly affected by the fire would be expected to 'stay put' and remain in their flat unless directed to leave by the fire and rescue service.
It is not implied that those not directly involved who wish to leave the building should be prevented from doing so, nor does this preclude those evacuating a flat that is on fire from alerting their neighbour's so that they can also escape if they feel threatened

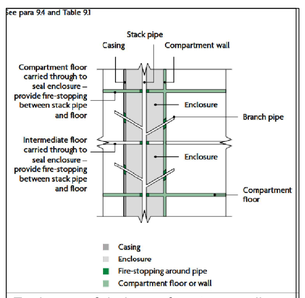
Compartmentation, Horizontal & Vertical Fire Separation.

Escape Travel Distances, Protected Escape Routes.

NB: ALL STRUCTURAL ELEMENTS STEEL/TIMBER ETC WORKS TO BE INTUMESCENT PAINTED (OR FIRE BOARDED) TO MINIMUM ONE HOUR FIRE RESISTANCE.



PROPOSED SECTION X-X, 1:100



Enclosure of drainage & water supplier pipes to Approved Document Part B Diagram 9.1

All Ducting passing through compartment walls, floor and ceilings to be fitted with fire dampers.

Provisions of cavity barriers to Approved Document Part B Diagram 8.1

Guidance
Fire safety and high-rise residential buildings (from 1 August 2021)

The Town & Country Planning (Development Management Procedure) (England) Order 2015 (Article 9A):-

To help ensure that applicants and decision-makers consider planning issues relevant to fire safety, bringing forward thinking on fire safety matters as they relate to land use planning to the earliest possible stage in the development process and result in better schemes which fully integrate thinking on fire safety.

Relevant buildings at planning gateway one:-

To contain two or more dwellings or educational accommodation and meet the height condition of 18m or more in height, or 7 or more storeys.

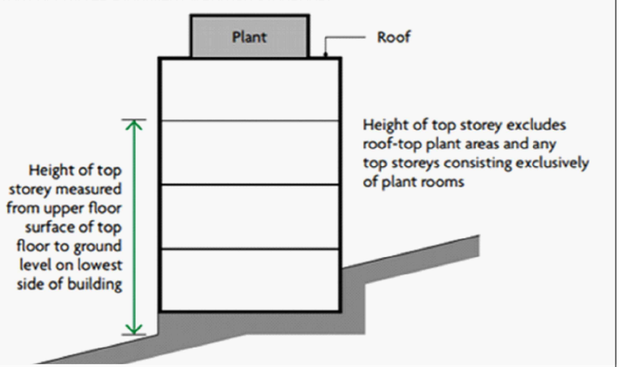
"Dwellings" includes flats, and "educational accommodation" means residential accommodation for the use of students boarding at a boarding school or in later stages of education (for definitions see article 9A(9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.

In this context:
the top storey of the building being 18 metres or more in height should be determined ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms, and should be measured from the ground level on the lowest side of a building to the top storey upper floor surface the building containing 7 or more storeys should be determined ignoring any storey which is below ground level (a storey is treated as below ground level if any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to that part of the building) and counted from the ground level on the lowest side of the building.

A mezzanine counts as a separate storey if its internal floor area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level.

Measuring height of building for planning gateway one:

IF TOP OF HABITABLE FLOOR IS MORE THAN 11m FROM LOWEST SIDE OF BUILDING GROUND LEVEL ,THE BUILDING IS TO BE SPRINKLERED TO THE RELEVANT APPROVED DOCUMENT & BRITISH STANDARD.



Builder/Contractor should not scale from this drawing-should use figured dimensions only. This is an existing building based on approximate site measurements,
Builder/Contractor must check all dimensions on site before works
-Any discrepancy found to be reported to Developer (owner) (Client) as soon as possible. This drawing or any portion of it may not be reproduced.

A1

REV:	DATE	DESCRIPTION
.	.	.

DRAWING STATUS: PLANNING ISSUE

Architectural Design and Structural Engineers Ltd
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asif@andsdesigns.eu
61 MEADOW STREET,PRESTON.PR1 1TS

CLIENT
ABDULLAH DADIPATEL,
A-Z BANK STREET,
BATLEY,
WF17 7NR

PROJECT:
CONVERSION OF TOP FLOOR INTO 5 NUMBER APARTMENTS (FLATS)

TITLE:
PROPOSED FIRE SAFETY INFORMATION (FIRE PLANS)

SCALE @ SIZE AT A1 IN MILLIMETERS (mm):	DATE:
1:100	JULY 2026

PROJECT No:	DRAWING No:	REV:
PATEL.101	PL-03	-