

PENSAER LONDON
FIRE STRATEGY for 3B Canning Cross

- **means of warning** – This will be in line with the standard of fire detection required for the premises, in this instance it will require linking to a centralised wire-in system due to the new top floor. It is not required for this to be linked to a remote centre.

Automatically in the event of fire the alarm is raised for the whole property, this will be designed and implemented so that it interfaces with the alarm and detection system suitably established (such as for the release of fire doors, fail safe for secured doors to open, or impacts on ventilation systems to prevent the spread of smoke etcetera, where required by building control.

- **means of escape** – The travel distances have been assessed and are within part-B requirements. The existing escape routes leading to a place of ultimate safety are suitable and sufficient for all persons at risk in the premises and the intended capacities. Provision of emergency/external lighting and signs to aid escape are not required for compliance. An emergency plan for the designated evacuation routes will be developed in line with Building Control input.
- **Internal fire spread/passive fire protection** – An analysis of the level of internal protection required along escape routes (including protected routes, fire doors, the treatment of service penetrations and joints in construction) will be carried out in line with building control requirements. This is deemed necessary in order to ensure fire separation is achieved to aid safe evacuation, and meet other fire safety objectives including those required by Building Regulation. Consideration has been given in the assessment to specific requirements for linings to ensure that surface flame spread is effectively minimised. It is deemed that existing compartmentation may need upgrading - ensuring that fire doors are used throughout the property.
- **External fire spread** – analysing the possible degree of further damage has been undertaken, in relation to the fire spread externally via breakout, across roofs, via cladding etc. Ratings will be compliant with Part B.
- **Access/facilities for the FRS** – The assessment has established that all provisions satisfy both the Building Regulations and the local fire authority. External means of access are not amended due to the siting of the property.
- **Other factors** – It is deemed that a sprinkler or other suppression systems are impractical and not necessary for compliance. Smoke control and mechanical ventilation systems are not required. T