



**Proposed Aparthotel
Happy Days Group
23 Chester Street,
Wrexham,
LL13 8BG**

FIRE SAFETY STRATEGY

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EXECUTIVE SUMMARY

The purpose of this report is to provide a strategy that provides a safe approach to the use of the building as proposed by adopting risk assessed design modifications to manage the occupancy of the building for purpose group of Residential Other-2(b).

The aim is to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005 upon occupation for life safety. The building will need to comply with the fire safety requirements of the Building Regulations for which guidance is provided in Approved Documents B (ADB) Volumes 1 & 2 (For use in Wales).

The property was built in the 18th Century as a house and was previously used as the District Register Office and last used as a solicitor's office. The site is a terraced property along Chester Street with a roadside frontage, and small hardstanding back yard with parking to the rear. The property is Grade II listed, with an original listing date of 16th June 1980. No's 23 and 24, both were once separate houses which over time have been connected and modified.

The proposed development looks to change the use of a Grade II Listed Building to an aparthotel providing short term lets and has been given a planning classification of C1 (hotels, guest houses and boarding houses). Therefore, ADB volume 2 (for use in Wales) will be the main document utilised but due to the premises conservation requirements, use and proposed layout a number fire safety guidance documents will also be used to provide adequate fire safety provision.

To the ground floor, the proposed development looks to accommodate four, 1-bed apartments, as well as the ground floor level of an additional two adjoining two storey apartments. To the first floor there will be five, 1-bed apartments and one 2-bed apartment, as well as the first-floor level of the two storey apartments (the additional apartments are separate and do not access the main building or communal means of escape. There are a further three, 1-bed apartments to the second floor,

All the apartments will be self-contained and, other than the communal means of escape, no shared facilities are to be provided.

The premises is to be fitted with a sprinkler system designed and installed in accordance with BS 9251, or equivalent.

The premises are considered to be safe and suitable for use for an aparthotel provided the recommendations within this strategy are implemented.

This strategy has been written; having considered the Fire Safety plans and specification provided referenced below:

Drawings
Ground Floor - Fire Strategy - 1268 -03 -68-001
First Floor - Fire Strategy - 1268 -03 -68-002
Second Floor - Fire Strategy -1268 -03 -68-003
Front & Rear Elevation - Proposed - 1268 -03 -04-003
Proposed Roof Detail - 1268 -03 -27-001

The scheme is designed for Happy Days Group and for the proposed use of the premises as an Aparthotel.

Once the developers have handed over the building the responsibility for running the fire safety procedures on a day-to-day basis falls to the owner, occupier and operator of a premises who are required to adequately manage the safety of the areas under their control, via a Fire Risk Assessment.

The Fire Safety Strategy presented within this report states:

Due to the premises Grade II listing, size, layout and, use as an aparthotel with short term lets, the recommended evacuation procedure should be '**simultaneous evacuation**' and all residents should leave the premises and assemble at a place of ultimate safety.

- The fire alarm system within the apartments should be designed in accordance with the BS5839:6 2019 LD2 Grade D1. A system of one or more mains-powered detector, each with a each with tamper-proof standby supply consisting of a battery or batteries.
- On activation of a fire alarm in an individual apartment the occupants will evacuate immediately summon the Fire Service and initiate a full evacuation of the premises via fire alarm manual call points.
- The fire alarm system in the communal areas and staircase should be in accordance with BS 5839-1 for a Category L2 system.
- In addition to the smoke detection of the communal fire alarm system, it should provide heat detectors into each individual apartment unit, usually located close to the apartments entrance door.
- On activation of the general fire alarm system in the communal areas the occupants of all apartments should evacuate immediately.
- There are also sounders and fire alarm manual call points provided in the common areas. Manual call points should be located on escape, at all storey exits and all principal exits to open air. Those located at storey exits should be sited close to the landings of the stairways.
- No fire detection is required within the roof spaces provided there are no significant fire hazards within them, such as electrical equipment for photovoltaic systems and the attic spaces are separated from the remainder of the building by 60 minutes fire resistance. Additional detection may be necessary for property protection.

- A fire alarm panel should be located in the main entrance foyer and should provide a means of identifying the dwelling unit from which the fire alarm signal originates.
- A colour zone and device plan mounted within a frame with a glass cover shall be provided adjacent to the main fire alarm panel in accordance with BS 5839-1:2017 Clause 23.2.2 e.
- The premises specific provisions for fire resistance of elements of structure should provide a minimum 60 minutes fire resistance standard (ADB Table A1/A2).
- Compartmentation between the main section of the building and the two adjoining 2 storey apartments should provide 60 minutes fire separation.
- Apartment internal doors should be a minimum of FD20 door sets, (not required on bathroom, unless electric showers are provided). The fire doors separating inner bedrooms from access rooms should be self-closing fire doors (FD30s), provided with intumescent strips and smoke seals.
- It is recommended that lounge/kitchens (Risk rooms) of apartments 3, 6, 8, 11,12,13 are provided with self-closing fire doors (FD30s), provided with intumescent strips and smoke seals.
- Apartments front doors onto means of escape route should be self-closing FD30s and provided with intumescent strips and smoke seals.
- Circulation spaces, staircases, common escape routes and all other rooms will be internally finished to Class 0 (Euro B-s3, d2).
- Fire stopping at junctions of compartment walls and roof to achieve a minimum of 60 minutes fire resistance. Pipes passing through compartment walls with the maximum sizes given in Table 14 of the Approved Document B Volume 2 to be fire stopped to give 60 minutes fire resistance.
- Any store rooms/cupboards are designed with adequate compartmentation to provide a minimum of 60 minutes fire resistance to means of escape routes

- If loft hatches are provided, they should be a minimum of 60 minutes fire resistant and secured to prevent unauthorised access.
- The protected staircase must be free from any potential ignition sources and no combustibles should be stored on the means of escape route. There should be no storage of items which would obstruct the exit width of the corridor.
- Ventilation in the form of an Automatic Openable Vent (AOV) operated by smoke detection should be provided in the communal staircase to keep the protected staircases clear from the products of combustion during firefighting operations and/or evacuation.
- A suitable Fire Assembly point should be identified and marked with the appropriate sign.
- Final exit doors (including any external gates and apartments entrance doors) must be openable from inside by a means not requiring the use of a key. (Thumb turns).
- Any electronic locks provided on internal communal doors, final exit doors or external gates on escape routes need to deactivate or fail safe to open on the actuation of the fire alarm. In addition, a means of manually overriding the locking device at each such exit (typically a green break-glass point) should be provided.
- Fire safety during the construction phase must be risk assessed under the Construction (Design and Management) Regs. 2015 specifically Part 4.
- On occupation, the building should be provided with a Fire Risk Assessment based upon this strategy.
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Where existing buildings, particularly buildings of special architectural or historic interest for which the guidance documents might prove too restrictive, some variation of the provisions may be appropriate. In such cases, it is appropriate to assess the hazard and risk in the particular case and consider a range of fire safety features in that context.

Where there are difficulties in absolute adherence to the relevant guidance documents then a risk assessed, approach will be taken and management in accordance with that approach is paramount throughout the life of the building.

Action required to implement this Strategy: -

- *The BS5839:1 L2 Fire Alarm detection equipment must be linked to a central control and indicating panel. Fire alarm system protocol should be “open” to allow a range of qualified installers to work on or maintain the fire alarm installation.*
- *The fire alarm system within the apartments should be designed in accordance with the BS5839:6 2019 LD2 Grade D1. A system of one or more mains-powered detector, each with a each with tamper-proof standby supply consisting of a battery or batteries.*
- *Ventilation in the form of an Automatic Openable Vent (AOV) operated by smoke detection should be provided to keep the protected staircases clear from the products of combustion during firefighting operations and/or evacuation.*
- *It should be assessed if occupants of relevant apartments are capable of using emergency escape windows, provided as an alternative means of escape from inner bedrooms.*
- *Fire blanket to be provided in each apartment kitchen. Simple multi-purpose extinguisher on each floor in the common parts recommended.*
- *Fire detection is required taking into consideration the features listed in the following table: -*

<i>BS5839:6 - Where possible and technically compatible multi-sensor Fire Alarms (combined optical and heat sensor) to be used in kitchen/lounges to enhance life safety provision. Smoke detection should be fitted in all bedrooms.</i>

<i>The sprinkler system in apartments to be interfaced with the communal fire alarm system.</i>

<i>A BS 5839-1 Smoke detection to be provided in the communal parts of the building (including the basement). Heat detectors and sounders into each apartment, off the communal means of escape.</i>
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<i>Smoke detection should be provided in any stores/cupboards containing electrical distribution or electric water heating equipment in the communal areas and apartments.</i>
<i>BS5839:1 – smoke detection should be provided on communal means of escape corridors and stairs.</i>
<i>Any electronic locks provided on internal and external doors need to deactivate or fail safe to open on the actuation of the fire alarm.</i>
<i>A fire alarm panel should be located in the communal ground floor entrance foyer and a means of identifying the dwelling unit from which a fire alarm signal originates.</i>
<i>A colour zone and device plan mounted within a frame with a glass cover to be provided adjacent to the fire alarm panel in accordance with BS 5839-1:2017 Clause 23.2.2 e.</i>
<i>Break glass call points should be located at storey exits and secure plastic covers should be used.</i>
<i>Sound pressure levels of 85 dB(A) at the open doorway of each bedroom. Sound pressure levels of 45 dB(A) within the apartments, when the common area fire alarm actuates should not exceed 45dB(A).</i>
<i>the Fire Alarm Installation Designer/Engineer will be responsible for ensuring that the layout of the system/detection complies with the current British Standards or there equivalent.</i>

- *A Fire Risk Assessment will be required following the implementation of the above along with a defined fire procedure. **(Consultants can provide if required)***

1. INTRODUCTION

1.1 BRIEF

The clients, Happy Days Group, requested that a fire risk management strategy be created for the premises to ensure smooth transition via the regulatory bodies and handover. The strategy must be compliant with appropriate guidance and give direction to ensure that all fire safety processes operate effectively to ensure that the premises, where the guidance within this strategy is followed, will be safe for the end-user.

1.2 OBJECTIVES

- The premises comply with statutory regulations.
- The premises are provided with adequate means of escape.
- The premises are provided with adequate protection to ensure the means of escape.
- The premises are provided with suitable warning and detection in case of fire.
- The premises are provided with an appropriate and suitable evacuation procedure.

2. COMPLIANCE METHODOLOGY

2.1 BUILDING REGULATIONS

The building will need to comply with the fire safety functional requirements of the Building Regulations for which guidance is provided in Approved Document B (ADB).

Where Part B applies to existing buildings, particularly buildings of special architectural or historic interest for which the guidance might prove too restrictive, some variation of the provisions may be appropriate. Therefore, this strategy will assess the hazard and risk in this particular case and a range of fire safety features have been considered in that context.

In addition, also providing improved and additional fire safety provision for this building, in October 2013, the National Assembly for Wales passed new Building Regulations that require an automatic fire suppression system to be installed in new and converted homes in Wales. The Apartments within the hotel are to be provided with sprinklers.

This Fire Strategy should be issued with the handover documents to satisfy the requirements of Regulation 38 of the Building Regulations.

2.2 GUIDANCE

Upon occupation, Fire Safety legislation will be applied through the Regulatory Reform (Fire Safety) Order 2005 (FSO). The requirements of the Fire Safety Order require that those responsible, carry out a suitable and sufficient risk assessment and ensuring that certain fire provisions are incorporated and/or managed.

The five critical areas are: -

- Management and risk assessment (staff training, testing and recording of provisions, completing a fire risk assessment).
- Means of escape (this includes corridors stairways and compartment walls floors, ceilings and doors).
- Emergency lighting and signage.
- Warning in case of fire (Fire Alarm).
- Firefighting equipment.

The Local Housing department and Fire Service have powers to enforce fire safety. Due to the premises conservation requirements, use and proposed layout a number fire safety guidance documents will also be used to provide adequate fire safety provision. The Department of Communities and Local Government (DCLG) Guidance and a guidance document produced by the Chartered Institute of Environmental Health and the National Fire Chiefs Council (NFCC) have been produced assist in guidance for fire provisions in purpose-built flats and also BCA Technical Guidance Note 28 – Building requirements applicable to the conversion of dwellings into multiple dwellings and, LACORS – Housing Fire Safety Guidance on fire safety provisions for certain types of existing housing. In addition, for this type of short term let premises the Department for Communities and Local Government (CLG) Sleeping Accommodation Guide is also considered.

2.3 RISK PROFILE

The simultaneous evacuation strategy is well suited to buildings with a larger turnover of occupants who may be unfamiliar with the building, such as an aparthotel.

Upon activation of the BS5839:1 fire alarm system, a common alarm will sound throughout the building instigating a simultaneous evacuation of all areas. The provision of separate BS5839:6 systems in apartments will reduce the possibility of unwanted fire alarms and unnecessary evacuation.

Therefore, it is the opinion of the consultants that together with suitable and sufficient management and the proposed/recommended fire safety provision that the risk to life safety is adequately minimised.

3 MEANS OF ESCAPE

3.1 THE PREMISES

The proposed development looks to change the use of a Grade II Listed Building to an aparthotel providing short term lets and has been given a planning classification of C1 (hotels, guest houses and boarding houses).

The three-storey premises, will provide 12 self-contained apartments, as well as 2 adjoining two storey apartments. There is a single communal means of escape/stair to the main part of the building, there is no access between the communal stair and the adjoining two storey apartments and no shared facilities are to be provided. The premises is to be fitted with a sprinkler system.

Due to the proposed internal layout of apartments a number of inner bedrooms have been provided. These are located on ground and first floor and as such, are to be provided with emergency escape windows to provide an alternative means of escape. Other apartments are provided with protected hallways and travel distances are considered acceptable to all apartments and on all floors.

Apartment entrance doors and doors opening onto the protected escape route/stair, doors to inner bedrooms and lounge/kitchens should be self-closing FD30s fitted with intumescent strips and smoke seals in accordance with Appendix C of Approved Document B.

With the approval of the building control officer, substantial existing doors could be considered as notional fire doors and conserved/utilised by using inside apartments on bathrooms and where FD20 doors have been recommended.

3.2 ARRANGEMENTS FOR SAFE ESCAPE

The principal risk is of a fire starting within an apartment kitchen/lounge area and as such it is imperative that the correct fire alarm system/s are installed, and fire separation is maintained at all times between the individual apartment and the remainder of the building, in order to protect occupants of other apartments.

The doors accessing the protected corridor/stair from the apartments need to be FD30s self-closing doors and the ability for these doors to close effectively should not be compromised. The external escape routes from the rear of the premises should also provide a clear illuminated exit routes to the nominated assembly point and any gates/security easily openable without the use of a key.

Apartments (not more than 4.5m above ground level) with inner bedrooms are to be provided with an emergency egress window which should comply with the following conditions:

- the window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide
- The bottom of the openable area should be no more than 1100mm above the floor;
- Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.
- Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape.

The requirements of ADB may need to be adjusted due to conservation, planning requirements this should be agreed with the BCO.

3.3 EVACUATION PROCESSES

Simultaneous Evacuation - This evacuation strategy is for buildings with a larger turnover of occupants who may be unfamiliar with the building, such as an aparthotel.

Common Parts – Upon activation of the communal fire alarm system, a common alarm will sound throughout the building instigating a simultaneous evacuation of all areas/apartments.

If a fire is found and the general fire alarm is not sounding, occupants should sound the general fire alarm by activating the nearest manual call point.

Within Apartments - On activation of a fire alarm in an individual flat the occupant will evacuate immediately, summon the Fire Service and initiate a full evacuation of the premises via fire alarm manual call points. Alternatively, if there is no fire but a smoke detector in an apartment has activated accidentally it could be reset and no alarm signal will be given to other apartments.

Since the apartments will not be converted in full compliance with the Building Regulations Approved Document B Vol 1, guidance has been applied to ensure a suitable means of escape and evacuation procedure is provided. The design of the fire alarm and detection systems installed is designed to support 'simultaneous evacuation'. As the proposed layout of the premises does not allow for the lobby protection to the staircase and being subject to short term letting arrangement and occupants potentially not being familiar with the premises this is considered the most appropriate evacuation procedure to be adopted for the premises.

Consideration should be given to egress to a place of ultimate safety – in this case the most likely position for the Fire Assembly point will be at a suitable place outside the front of the premises. Therefore, fire exits need to have safe means of moving from the exit points to the suitable position identified.

4. FIRE PROTECTION SYSTEMS

4.1 FIRE ALARM SYSTEM

The fire alarm system within the apartments should be designed in accordance with the BS5839:6 2019 LD2 Grade D1. A system of one or more mains-powered detector, each with a each with tamper-proof standby supply consisting of a battery or batteries. Smoke detection should be provided in all bedrooms. Multi-sensor fire alarms (combined optical and heat sensor) should be installed kitchen/lounges, were possible.

The fire alarm system in the communal areas and staircase should be in accordance with BS 5839-1 for a Category L2 system. In addition to the smoke detection of the communal

fire alarm system, it should provide heat detectors into each individual apartment unit. Manual call points should be located on escape, at all storey exits and all principal exits to open air. Those located at storey exits should be sited close to the landings of the stairways.

Any store cupboards with electrical switchgear/boilers etc should be fitted with smoke detection.

Consideration needs to be given to the security systems – any electronic keypads etc. on internal and external doors need to deactivate or fail safe to open on the actuation of the fire alarm.

Should the two storey apartments be provided with adequate fire separation as detailed in this strategy a BS5839:6 2019 LD2 Grade D1 would provide a suitable means of warning for those apartments it would not be a requirement to provide a link to the communal BS5839:1 system, although it could be considered for property protection.

In non-domestic premises in multiple occupation, Category L systems should incorporate an automatic means for transmission of alarm signals to an ARC, unless there are arrangements in place for summoning the fire and rescue service by occupants of the building, at all times that the premises are occupied (or partly occupied).

4.2 VENTILATION

Ventilation in the form of Automatic Openable Vent (AOV) operated by smoke detection anywhere within the staircase, should be provided to keep the protected staircase clear from the products of combustion during firefighting operations and/or evacuation.

An AOV at the top of the staircase should have a minimum free area of 1 m².

4.3 FIRE SUPPRESSION SYSTEMS

In Scotland and Wales, it is required that new build or conversions of dwellings and residential buildings to which the Building Regulations apply, be sprinkler protected. This does not yet apply in England or Northern Ireland.

Sprinkler systems should be designed and installed in accordance with BS 9251 or equivalent.

It is not considered necessary for a suppression system to protect common corridors or staircases, unless it is anticipated that these areas will not be kept devoid of combustible materials.

4.4 EMERGENCY LIGHTING

A system of non-maintained emergency lighting designed and installed to BS 5266 -1,5 & 7 should be provided within the protected means of escape staircases and, any external escape routes and regarded as appropriate for the building to ensure a safe means of moving from the exit points to the suitable assembly point/s. The luminaires will have a minimum backup supply of three hours. The layout and design is the responsibility of the contractor/installer.

4.5 EMERGENCY SIGNAGE

Escape routes and exits should be clearly indicated in accordance with BS 5499-4 (old standard) or BS EN ISO 7010 (new standard)

Escape route signs should be adequately illuminated to ensure they are visible at all material times.

Internally illuminated escape route signs with maintained supplies should ideally be provided in all public areas and in any areas where lighting maybe dimmed.

A 'Fire Assembly Point' sign needs to be provided for the designated position outside the building.

5. STRUCTURAL FIRE SAFETY

5.1 COMPARTMENTATION AND FIRE SEPARATION

The apartments should be designed with adequate compartmentation to provide a minimum of 60 minutes fire resistance between each apartment and the remainder of the building, and between any roof spaces, the basement, and the remainder of the building. Any service risers should be designed with adequate compartmentation to provide a minimum of 60 minutes fire resistance, with any doors providing 30 minutes fire resistance and fitted with smoke seals/strips. If normally locked shut, utility rooms and risers do not require self-closures.

Compartment floors should be 60-minute fire resistant.

All doors opening onto an escape route should be provided with 30-minute fire doors with intumescent strips and smoke seals, a self-closing device fitted (FD30SC) and steel butt hinges complying with BS476 Pt.8. Hold open devices linked to the fire alarm may be fitted but should be regularly tested.

Should access be required to the basement it should be provided with suitable fire doors with intumescent strips and smoke seals but do not require self-closing devices if they are normally locked shut. If a single basement fire door is provided at ground floor level it should be FD60s alternatively it could be provided with 30-minute fire doors at the ground floor and basement levels, as shown on the indicate plans below.

Within apartments, inner bedrooms and kitchen/lounges should be provided with 30-minute fire doors with a self-closing device fitted (FD30SC). Doors to all other rooms, other than toilets, shower rooms and bathrooms, should afford 20 minutes' fire resistance (FD20).

Horizontal and vertical cavity barriers are to be installed relative to the above standards of fire resistance. Pipes and services which pass through compartmentation should

comply with the maximum sizes given in Table 14 of the Approved Document B Volume 2. and should be either provided with a proprietary seal or sealed with fire-stopping material. Any loft hatches fitted should be a minimum of 60 minutes fire resistant.

All penetrations of compartment walls and floors to receive intumescent mastic seal or intumescent fire collar for services over 60mm diameter to give a minimum 30mins fire resistance.

5.2 INTERNAL LININGS

Staircases and common escape routes will be internally finished to Class 0 (Euro B-s3, d2). All other rooms will be Class 3 (Euro D-s3, d2). Wallcoverings which conform to BS EN 15102, achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate, will also be acceptable

6. FIRE PREVENTION

6.1 EXTERNAL FACTORS

Construction of the external walls and the separation between the buildings to prevent fire spread should be in compliance with building regulations.

The risk of arson is reduced by external lighting, CCTV can also be utilised (and is recommended) secure waste storage facility should also be utilised.

Any waste area should be a secure compound.

There should be a strict no smoking policy within the premises.

6.2 ELECTRICAL IGNITION SOURCES

Internal wiring has been installed to meet IEE Wiring Regulations and electrical staff equipment will be subject to ongoing PAT testing. Residents are permitted to use their own equipment and the Fire Risk Assessment should be used to manage the use of non-tested electrical items.

The use of electrical trailing leads and adaptors should be restricted.

6.3 CONTRACTORS

A permit to work system is to be in place to manage fire risks from post-build contractors. During the construction phase, buildings are particularly vulnerable to fire. It is important therefore that the site is well-controlled. Specifically, smoking areas for workers must be clear of the building and skips etc. must be kept with a clear separation distance. It is good practice to have extinguishing media placed around the curtilage of the site to enable any fire that may initiate in the exposed membranes to be quickly dealt with. Reference should be made by site management to the Construction (Design and Management) Regulations 2015 specifically Part 4.

6.4 HOUSEKEEPING

Procedures are to be put in place to ensure that circulation areas are maintained free from obstruction and combustible materials at all times. The roof space must not be used to store combustible materials and access to residents must be restricted.

6.5 FIREFIGHTING EQUIPMENT AND FIRE SERVICE ACCESS

Firefighting Equipment:

Selection and positioning of portable fire extinguishers should be in line with BS 5306-8 - Fire extinguishing installations and equipment on premises

Extinguishers should be located in conspicuous positions, available at all times for immediate use and fitted on brackets or stands where they will be readily seen by persons following an escape route e.g. for any storey with a floor area less than or equal to 400 m², there should be:

- 1) at least two (2) extinguishers with a class A rating; having
- 2) a combined minimum total fire rating of 26A;

If wall mounted the carrying handle of larger, heavier extinguishers should be 1 metre from the floor but smaller extinguishers should be mounted so the carrying handle is 1.5 metres from the floor.

P50 extinguishers could be considered for general purpose use if required as they multi-coverage and have a low maintenance requirement (10 years).

The provision of Fire blankets should be considered within kitchens.

Fire Service Access needs to be ensured in accordance with Section 17 of the Approved Document B - Volume 2 (for use in Wales).

7. FIRE RISK ASSESSMENT CONSIDERATIONS

Upon occupation, the responsible person, in this case the person(s) having control of the premises is required by law to undertake a suitable and sufficient fire risk assessment. The fire risk assessment is the means by which this strategy is implemented but more importantly, maintained, throughout the life of the building. The fire risk assessment is the means by which this strategy is implemented but more importantly, maintained, throughout the life of the building. The requirement is that the risk assessment is carried out by a competent person. Therefore, this may be done by themselves if they consider themselves competent, or by the engagement of a third-party competent person. A person is to be regarded as competent for the purposes of this strategy where they have sufficient training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventive and protective measures.

7.1 MANAGEMENT PROCEDURES

It is critical that robust management procedures are put in place in order to manage fire safety within this building.

7.2 FRA REVIEW

- The Fire Risk Assessment must be reviewed on an annual basis by a competent person and the day-to-day management is the responsibility of the Support Provider.
- It should be reviewed annually and when any material changes occur, such as structural changes.
- It should be specifically reviewed whenever any aspect is under change, such as redecoration of an area restricting access.
- It should be reviewed on the taking on of new residents, in line with their Personal Emergency Evacuation Plan.

7.3 TRAINING AND CHECKS

Any staff carrying out testing and maintenance of the fire safety provision should be adequately trained.

Suitable procedures should be put in place to ensure all fire safety provision is adequately tested and serviced. All checks should be recorded in the log book

Regular checks must be made to ensure the corridors and staircases are free from combustible materials and obstructions.

All fire doors should be checked regularly and maintained to ensure they provide suitable and sufficient fire separation at all times.

Regular visual inspections must be made of all electrical equipment.

8. HANDOVER

This document should be handed to the end user as part of the suite of handover documents. The Strategy must be read and clearly understood by persons who are to manage the premises. It should also be read and clearly understood by the person who is to carry out the fire risk assessment. Failure to ensure that the end user implements the strategy may affect the safe operation of the premises.

This strategy has been prepared on plans and information supplied at the time of engagement. Plans any other aspect change then this strategy would need to be reviewed and the changes reflected.

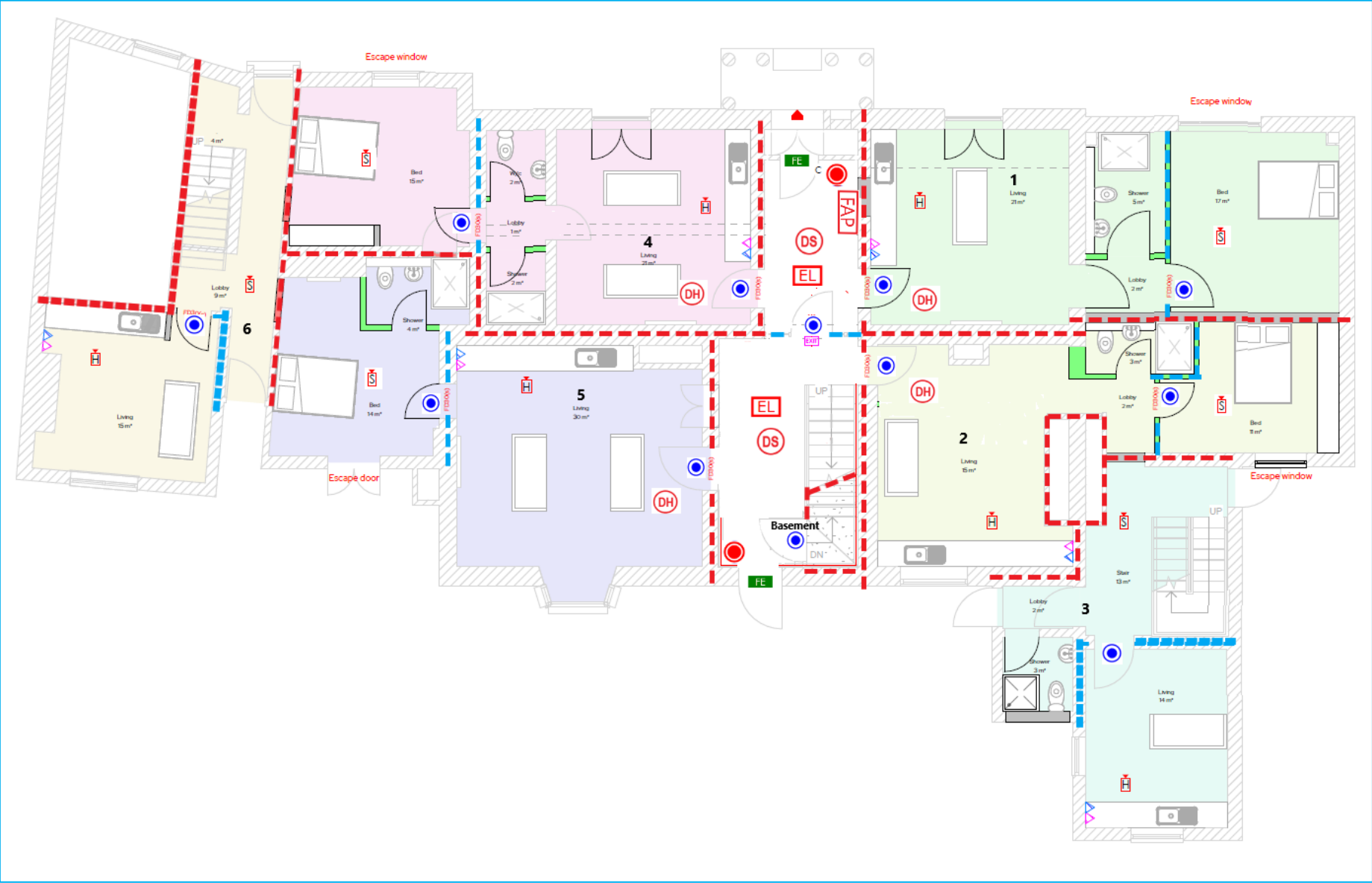


Figure 1: Proposed - Ground Floor Fire Strategy Plan

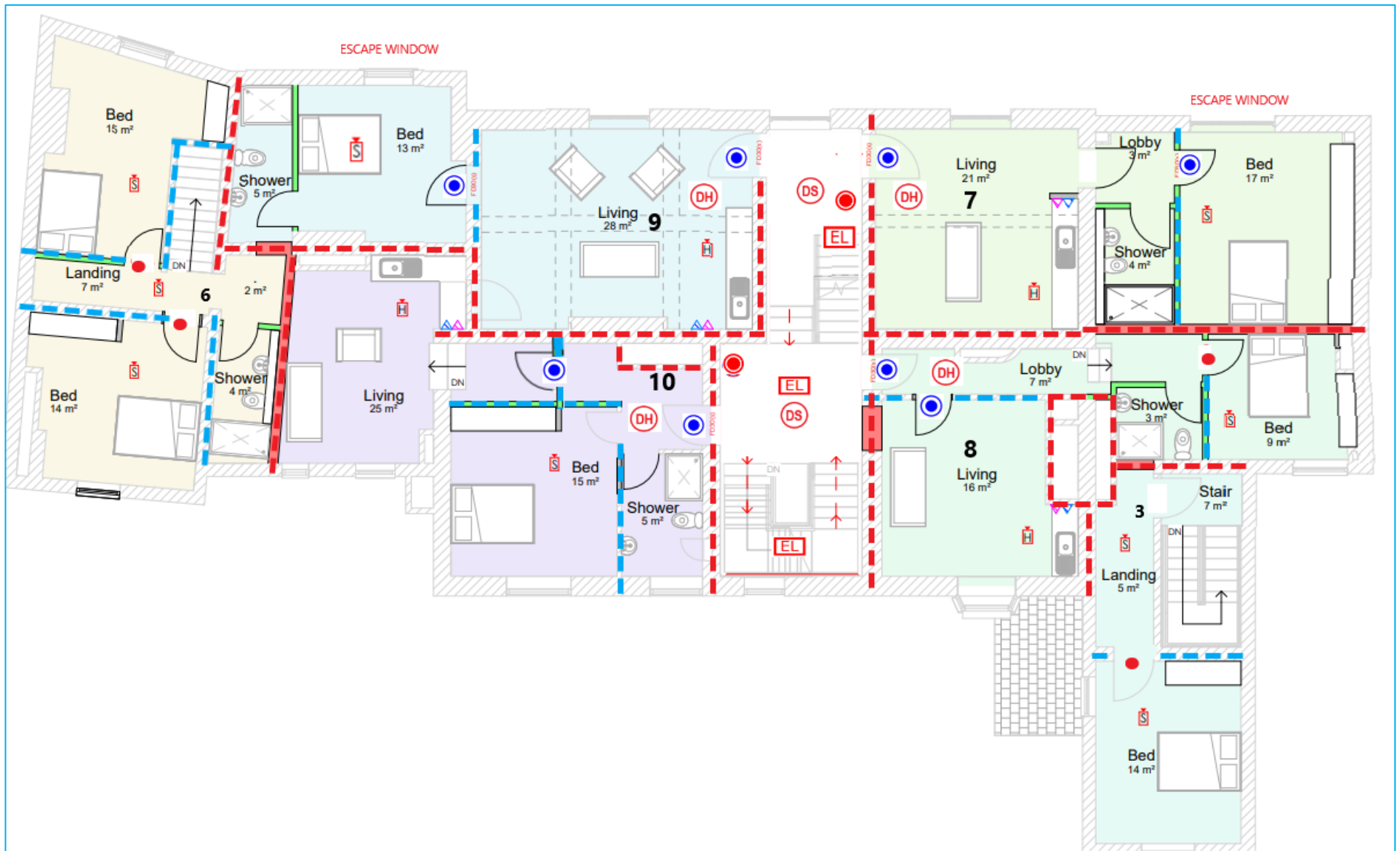


Figure 2: Proposed – First Floor Fire Strategy Plan

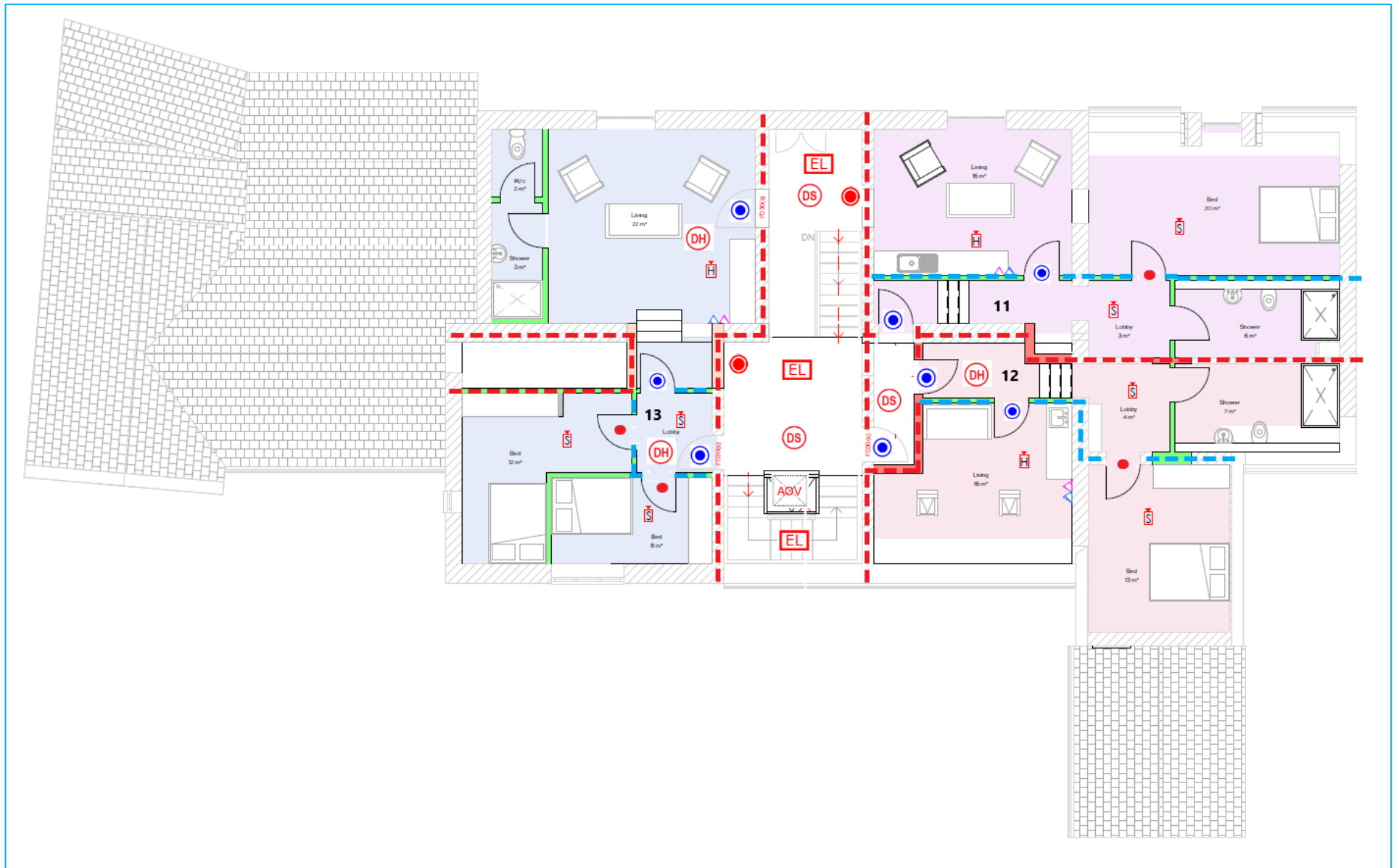


Figure 3: Proposed - Second Floor Fire Strategy Plan

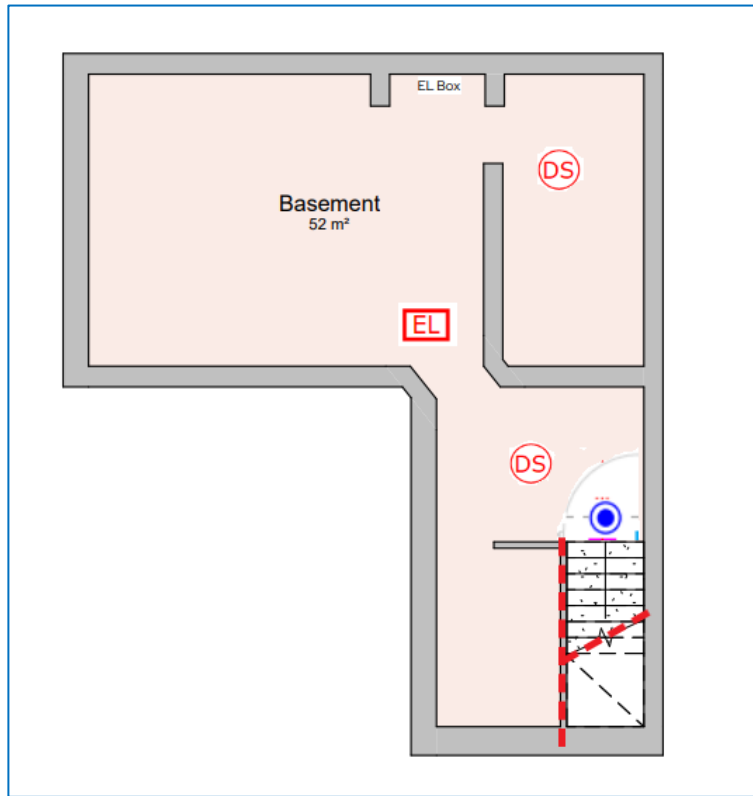
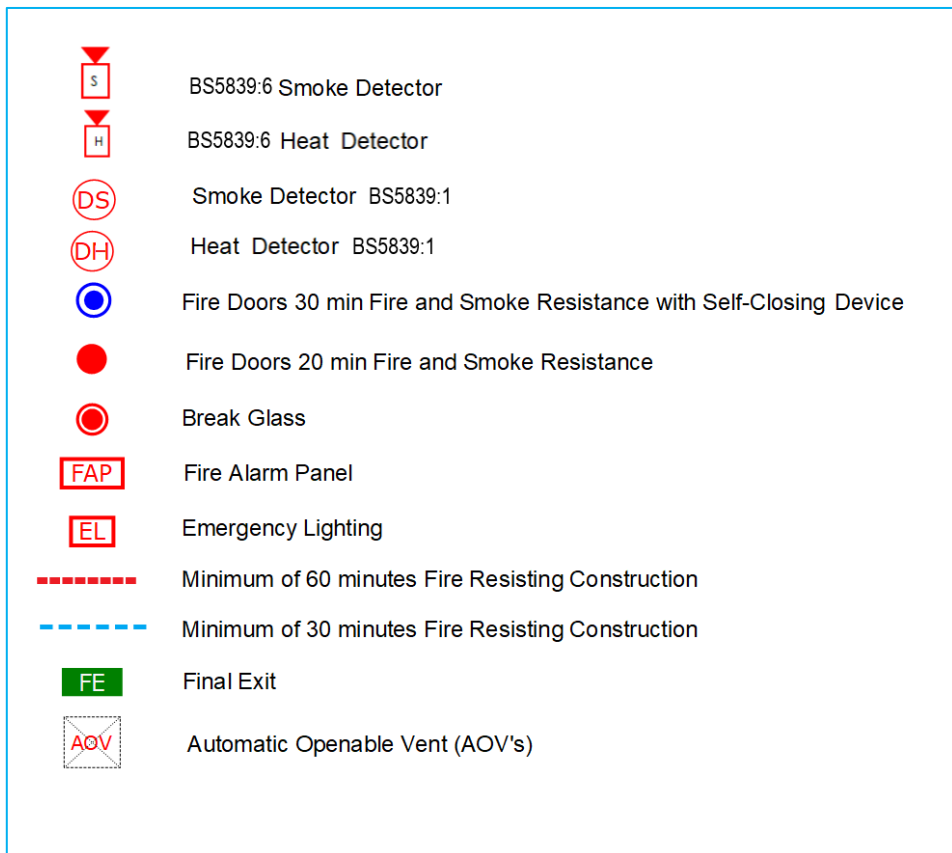


Figure 4: Proposed – Basement Fire Strategy Plan



DISCLAIMER

This strategy does not include tenancy of a person with a history of arson or fire-setting tendencies. If such a person is in occupation the suitability of this strategy could be severely undermined and the author cannot be held responsible.

This strategy is not a specification document and does not attempt to detail how compartmentation and other standards are achieved, these should be specified by professionals responsible for the installation/s. It is a fire strategy plan that will ensure the safe management on occupation in relation to fire.

The strategy is dependent on the responsible persons knowing and understanding the content and ethos of this strategy alongside the incorporation of the fire risk assessment and any PEEPs. It relies on the building being constructed as indicated on the plans and trained staff being available 24 hours day, when the premises is occupied. If these circumstances change the strategy will need to be reviewed and the changes considered, the author cannot be responsible for the failure of the strategy if changes have not been considered.

12th June 2024

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GLOSSARY

Term	Definition
Access room	A room through which the only escape route from an inner room passes.
Accommodation unit	Apartment or bedroom fused by tenant.
Accommodation stairway	A stair, additional to that required for means of escape purposes, provided for the convenience of occupants.
Alternative escape route	Escape routes sufficiently separated by either direction and space, or by fire-resisting construction to ensure that one is still available irrespective of the location of a fire.
Approved Document B	Guidance issued by Government in support of the fire safety aspects of the building regulations.
As low as reasonably practicable	Is a concept where risks should continue to be reduced until you reach a point where the cost and effort to reduce the risk further would be grossly disproportionate to the benefit achieved.
Automatic fire-detection system	A means of automatically detecting the products of a fire and sending a signal to a fire warning system. See 'Fire warning'.
Classes of surface spread of flame	Classes of surface spread of flame for materials needed to line the walls and ceilings of escape routes. See Appendix B for further information.
Combustible material	A substance that can be burned.
Compartment wall and/or floor	A fire-resisting wall or floor that separates one fire compartment from another.
Competent person	A person with enough training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventive and protective measures.
Dangerous substance	1. A substance which because of its physical-chemical or chemical properties and the way it is used or is present at the workplace creates a risk. 2. A substance subject to the Dangerous Substance and Explosive Atmosphere Regulations 2002 (DSEAR).
Dead end	Area from which escape is possible in one direction only.
Delayed Evacuation	Occupants remain in their fire protected rooms until the danger has passed or until they can be taken to a place of ultimate safety.
Direct distance	The shortest distance from any point within the floor area to the nearest storey exit, or fire-resisting route, ignoring walls, partitions and fixings.

Domestic premises	Premises occupied as a private dwelling, excluding those areas used in common by the occupants of more than one such dwelling.
Emergency escape lighting	Lighting provided to illuminate escape routes that will function if the normal lighting fails.
Enforcing authority	The fire and rescue authority or any other authority specified in Article 25 of the Regulatory Reform (Fire Safety) Order 2005.1
Escape route	Route forming that part of the means of escape from any point in a building to a final exit.
Evacuation lift	A lift that may be used for the evacuation of people with disabilities, or others, in a fire.
False alarm	A fire signal, usually from a fire warning system, resulting from a cause other than fire.
Final exit	An exit from a building where people can continue to disperse in safety and where they are no longer at danger from fire and/or smoke.
Fire compartment	A building, or part of a building, constructed to prevent the spread of fire to or from another part of the same building or an adjoining building.
Fire door	A door or shutter, together with its frame and furniture, provided for the passage of people, air or goods which, when closed is intended to restrict the passage of fire and/or smoke to a predictable level of performance.
Firefighting shaft	A fire-resisting enclosure containing a firefighting stair, fire mains, firefighting lobbies and if provided, a firefighting lift.
Firefighting stairway	See firefighting shaft.
Fire resistance	The ability of a component or construction of a building to satisfy, for a stated period of time, some or all of the appropriate criteria of relevant standards. (Generally described as 30 minutes fire-resisting or 60 minutes fire-resisting.) See BS EN 1363-1,45 BS 476-732 and associated standards for further information.
Fire safety manager	A nominated person with responsibility for carrying out day-to-day management of fire safety. (This may or may not be the same as the 'responsible person'.)
Fire safety strategy	A number of planned and co-ordinated arrangements designed to reduce the risk of fire and to ensure the safety of people if there is a fire.
Fire stopping	A seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict the passage of fire and smoke.

Fire-warning system	A means of alerting people to the existence of a fire. (See automatic fire detection system.)
Flammable material	Easily ignited and capable of burning rapidly.
Highly flammable	Generally liquids with a flashpoint of below 21°C.(The Chemicals Hazard Information and Packaging for Supply Regulations 200246 (CHIP) give more detailed guidance.)
Hazardous substance	1. See Dangerous substance. 2. A substance subject to the Control of Substances Hazardous to Health Regulations 2002 (COSHH).
House in multiple occupation (HMO)	A building or part of a building (apartment) which is occupied by more than one household (see Household) and where at least one of the households share or lacks access to basic amenities (cooking, toilet etc.) and occupation by the households is as their main residence and it is the sole residential use of the accommodation. HMOs include bedsits, hostels, accommodation above shops, shared houses and apartments, houses partly converted into self- contained apartments and buildings fully converted into self-contained apartments where the conversion work does not comply with the 1991 Building Regulations and where less than 2/3 of the apartments are occupied by long leaseholders. See sections 254-259 of the Housing Act 200479 for a full definition.
Household	Occupiers of the same family including spouses, co-habitees, same-sex couples and any blood relative.
Inner room	A room from which escape is possible only by passing through another room (the access room).
Material change	An alteration to the premises, process or service which significantly affects the level of risk to people from fire in those premises.
Means of escape	Route(s) provided to ensure safe egress from the premises or other locations to a place of total safety.
Phased evacuation	A system of evacuation in which different parts of the premises are evacuated in a controlled sequence of phases, those parts of the premises expected to be at greatest risk being evacuated first.
Place of reasonable safety	A place within a building or structure where, for a limited period of time, people will have some protection from the effects of fire and smoke. This place, usually a corridor or stairway, will normally have a minimum of 30 minutes fire resistance and allow people to continue their escape to a place of total safety.
Place of total safety	A place, away from the building, in which people are at no immediate danger from the effects of a fire.
Premises	Any place, such as a building and the immediate land bounded by any enclosure of it, any tent, moveable or temporary structure or any installation or workplace.

Protected lobby	A fire-resisting enclosure providing access to an escape stairway via two sets of fire doors and into which no room opens other than toilets and lifts.
Protected stairway	A stairway which is adequately protected from the rest of the building by fire-resisting construction.
Protected route	An escape route which is adequately protected from the rest of the building by fire-resisting construction.
Responsible person	The person ultimately responsible for fire safety as defined in the Regulatory Reform (Fire Safety) Order 2005.1
Relevant persons	Any person lawfully on the premises and any person in the immediate vicinity, but does not include firefighters carrying out firefighting duties.
Self-closing device	A device that is capable of closing the door from any angle and against any latch fitted to the door.
Significant finding	A feature of the premises, from which the fire hazards and persons at risk are identified. The actions you have taken or will take to remove or reduce the chance of a fire occurring or the spread of fire and smoke. The actions people need to take in case of fire. The necessary information, instruction and training needed and how it will be given.
Smoke alarm	Device containing within one housing all the components, except possibly the energy source, for detecting smoke and giving an audible alarm.
Staged fire alarm	A fire warning which can be given in two or more stages for different purposes within a given area (e.g. notifying staff, stand by to evacuate, full evacuation).
Stay Safe	If there is a fire in the building but not inside an occupiers own dwelling, then it is usually safer for the occupants to stay in their flats unless the heat or smoke from the fire affects them. Tenants should have an initial and safe escape plan, dependent on the circumstances that present themselves.
Storey exit	A final exit or a doorway giving direct access into a protected stairway, firefighting lobby or external escape route.
Travel distance	The actual distance to be travelled by a person from any point within the floor area to the nearest storey exit or final exit, having regard to the layout of walls, partitions and fixings.
Vision panel	A transparent panel in a wall or door of an inner room enabling the occupant to become aware of a fire in the access area during the early stages.

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FIRE ALARM METHOD STATEMENT

Method Statement for the Operation of the Fire Alarm System at: Proposed Aparthotel Happy Days Group 23 Chester Street, Wrexham, LL13 8BG

Prepared by: Mark Cairns MIFireE

The Premises

The proposed development looks to change the use of a Grade II Listed Building to an aparthotel providing short term lets and has been given a planning classification of C1 (hotels, guest houses and boarding houses). Therefore, ADB volume 2 (for use in Wales) will be the main document utilised but due to the premises conservation requirements, use and proposed layout a number fire safety guidance documents will also be used to provide adequate fire safety provision.

Occupancy

The premises is to be general needs and short term lets therefore, it is the opinion of the consultants that together with suitable and sufficient management and the proposed/recommended fire safety provision that the risk to life safety is adequately minimised.

System Overview

The fire alarm system within the apartments should be designed in accordance with the BS5839:6 2019 LD2 Grade D1. A system of one or more mains-powered detector, each with a each with tamper-proof standby supply consisting of a battery or batteries. Smoke detection should be provided in all bedrooms. Multi-sensor fire alarms (combined optical and heat sensor) should be installed kitchen/lounges, were possible.

The fire alarm system in the communal areas and staircase should be in accordance with BS 5839-1 for a Category L2 system. In addition to the smoke detection of the communal fire alarm system, it should provide heat detectors into each individual apartment unit.

Manual call points should be located on escape, at all storey exits and all principal exits to open air. Those located at storey exits should be sited close to the landings of the stairways.

Any store cupboards with electrical switchgear/boilers etc should be fitted with smoke detection.

Consideration needs to be given to the security systems – any electronic keypads etc. on internal and external doors need to deactivate or fail safe to open on the actuation of the fire alarm.

The sprinkler system in apartments to be interfaced with the communal fire alarm system.

Programming

The simultaneous evacuation strategy is well suited to buildings with a larger turnover of occupants who may be unfamiliar with the building, such as an aparthotel.

Upon activation of the BS5839:1 fire alarm system, a common alarm will sound throughout the building instigating a simultaneous evacuation of all areas. The provision of separate BS5839:6 systems in apartments will reduce the possibility of unwanted fire alarms and unnecessary evacuation..

Evacuation Procedures

Simultaneous Evacuation - This evacuation strategy is for buildings with a larger turnover of occupants who may be unfamiliar with the building, such as an aparthotel.

Common Parts – Upon activation of the communal fire alarm system, a common alarm will sound throughout the building instigating a simultaneous evacuation of all areas/apartments.

If a fire is found and the general fire alarm is not sounding, occupants should sound the general fire alarm by activating the nearest manual call point. On activation of the general fire alarm system in the communal areas this will initiate the operation of the automatic ventilation system.

Within Apartments - On activation of a fire alarm in an individual flat the occupant will evacuate immediately, summon the Fire Service and initiate a full evacuation of the premises via fire alarm manual call points. Alternatively, if there is no fire but a smoke detector in an apartment has activated accidentally it could be reset and no alarm signal will be given to other apartments.

It is acceptable for a reset control to be installed in each apartment, provided that this control only resets alarm signals generated within that unit.

The provision of a reset control in each dwelling unit gives rise to a need for clear instruction of occupants regarding procedures for the use of the control.

Audibility

The system sounder bases have a variable option of two volume ranges 55-75dB(A) and 75-91dB(A). On commissioning of the system, the installers will ensure compliance with audibility levels required by BS5839.

Handover

This document must be provided to the Fire Alarm Installation Engineer, who is responsible for the design and layout of the detection.

This document must be considered part of the document suite handed to the premises occupier/controller upon occupation.

This document must be held with the premises Fire Risk Assessment.

The occupier will be responsible, upon hand over, for ensuring all staff and residents are familiar with the Fire Alarm operation and procedures.