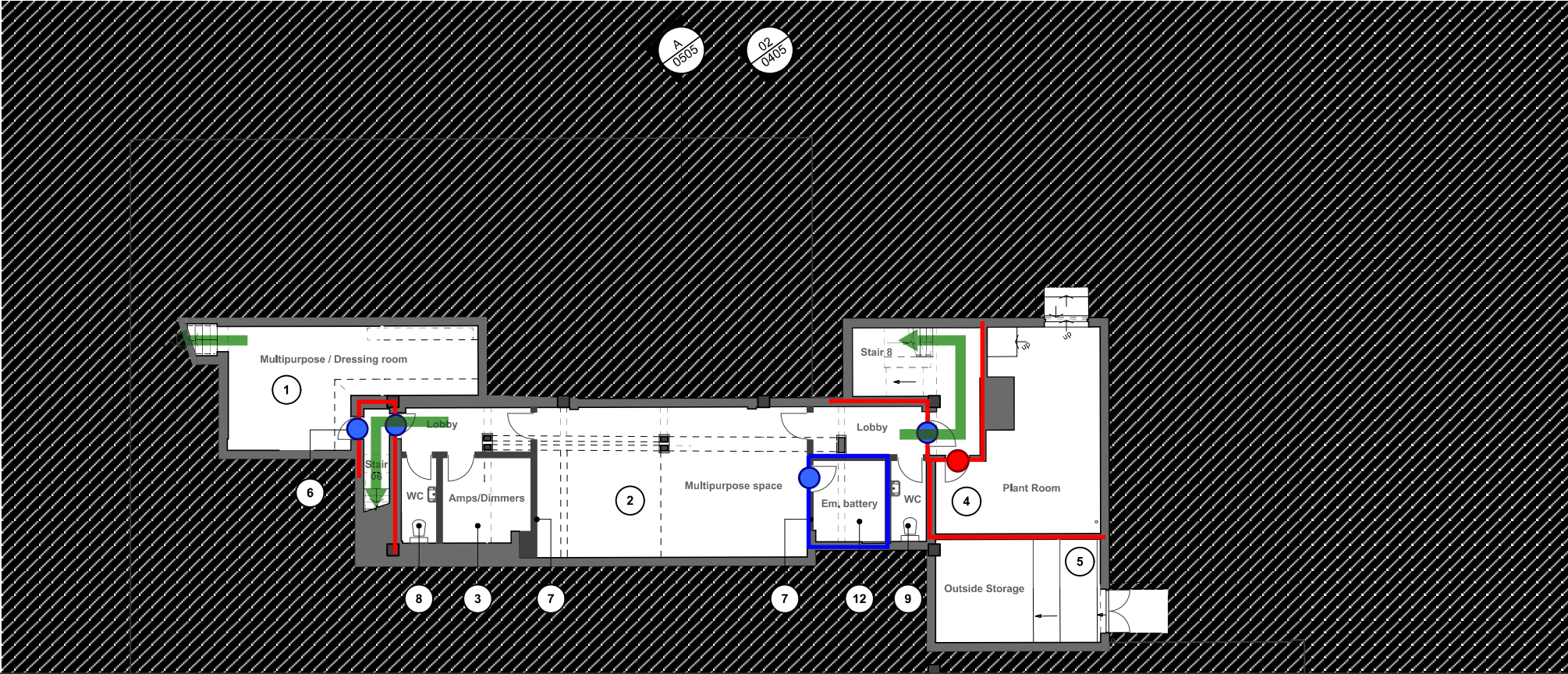


Appendix I: Fire Strategy



FIRE STRATEGY FEASIBILITY DESIGN NOTES

The fire strategy will be developed based on BS9999: 2017 and be compliant with this guidance document as much as is practicable in an existing building. It is noted that no change of use is proposed so the strategy approach in terms of Building Regulations will be based upon improving the current situation, noting that full compliance of existing provisions with current codes is not a retrospective mandatory requirement. Existing fire strategy derogations or shortcomings will be addressed as far as is practicable to ensure a high level of life safety for occupants and fire fighting personnel is provided. Discussions with Building Control will be held at an early stage to agree the principles of the fire strategy to be developed as the design progresses. This document will be developed into a suitably detailed fire strategy report during RIBA Stage 2/3.

MEANS OF ESCAPE

On detection/alarm the full building will evacuate simultaneously - this reflects the current condition and will remain unchanged. Travel distances are generally within distances recommended by BS9999. Egress capacities have been checked and are adequate for the anticipated populations - refer to sketch markups. Egress widths should be checked on site and must take account of any new door hardware to be provided when clear width is being determined. Escape routes are indicated on the fire strategy sketches. In some cases (particularly first floor) these rely upon the compartmentation lines shown being achieved to provide separation between alternative escape routes which also provides scenario specific disabled refuges. Some escape routes use open stairs as part of the egress route. This is acceptable and common practice but is dependant on the fire scenario being assessed. This will be demonstrated in detail as the design progresses. Means of escape for disabled occupants is based on the provision of scenario specific refuges and carry down devices. Evacuation lifts are not proposed. Requirements for communication devices will be discussed and agreed during detailed design.

FIRE SAFETY SYSTEMS

Automatic smoke detection to an L1 level of protection should be provided throughout the building. The existing system should be surveyed and checked to ensure this coverage is provided. It is noted that fusible link operated smoke ventilators are provided at the top of the fly tower above the stage. It is proposed that these be omitted as the timing delay associated with these operating would infer that they would have limited life safety benefit as it would be anticipated that egress would be complete before these operated. There also appears to be no defined make up air route for these vents to function effectively.

STRUCTURAL FIRE PROTECTION & COMPARTMENTATION

Any new elements of structure will be provided with 60 (R) minutes fire resistance where they form part of the structural frame. Proposed lines of compartmentation and associated fire doors are shown on the fire strategy sketches. Where these are existing walls it is recommended that these walls be surveyed and remediated as necessary to achieve the necessary period of fire resistance, along with any services penetrations. It is recommended that this surveying be carried out at an early design stage as the fire strategy may need to be altered if remediating the walls proves impractical.

FIRE FIGHTING FACILITIES

Fire fighting is currently by perimeter access only. This is not affected by the project and the current provision will remain.

EXTERNAL FIRE SPREAD

The facades of the building are not significantly affected by the project and internal compartmentation is being increased. A more detailed check will be carried out during detailed design but it is not anticipated that the project will introduce the need for any fire rating facades.

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FIRE SAFETY KEY

FIRE RESISTANCE

FIRE RATING 30 MINUTES (R,E,I)

FIRE RATING 60 MINUTES (R,E,I)

NOTES: R (STABILITY) - E (INTEGRITY) - I (INSULATION)

FIRE DOORS

FD60S

FD30S

EMERGENCY EGRESS

5.4 m

TRAVEL DISTANCE

PLACE OF REFUGE REQUIRED

STOREY / FINAL EXIT

UFR

The Harlington

Fire Strategy Markup

Basement - Option 1

BA24045 | AP | 19/06/25

| | | | |
|------|--------------------------------|----------|------------|
| P5 | Client comments incorporated | LK / HG | 11/06/2025 |
| P4 | WIP issue in powerpoint to FTC | LK / HG | 15/05/2025 |
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TEL : 020 7420 6114

www.bff-architects.co.uk

mail@bff-architects.co.uk

JOB:

Harlington Fleet

FOR:

Fleet Town Council

AT:

236 Fleet Rd, Fleet GU51 4BY

DRAWING TITLE:

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| 28/04/2025 | 1:200@A3 |
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| 1668 | LK |
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Treated as party wall between occupancies

Egress route from stage assuming <60 occupants

Stalls capacity
Retractable seating unit = 180 seats
Flat floor seating = 78 seats or 74 seats with 2 wheelchair positions.

Fusible link smoke vents above stage - propose to remove

Ideally auditorium would be FR to provide compartmentation and separate egress routes - would need survey and remediation

1600mm ~390 capacity

1600mm ~390 capacity

Fire shutter to separate kitchen from auditorium

Elec cupboard under stair - upgrade to FR

1600mm ~390 capacity - both these rear exits need to be discounted for auditorium capacity check

Party wall FR60 to library

FIRE SAFETY KEY

FIRE RESISTANCE

- FIRE RATING 30 MINUTES (R,E,I)
- FIRE RATING 60 MINUTES (R,E,I)

NOTES: R (STABILITY) - E (INTEGRITY) - I (INSULATION)

FIRE DOORS

- FD60S ● FD30S

EMERGENCY EGRESS

- 5.4 m TRAVEL DISTANCE
- PLACE OF REFUGE REQUIRED
- STOREY / FINAL EXIT

UFR

The Harlington
Fire Strategy Markup
Ground Floor - Option 1
BA24045 | AP | 19/06/25

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TEL: 020 7620 0114
www.bff-architects.co.uk mail@bff-architects.co.uk

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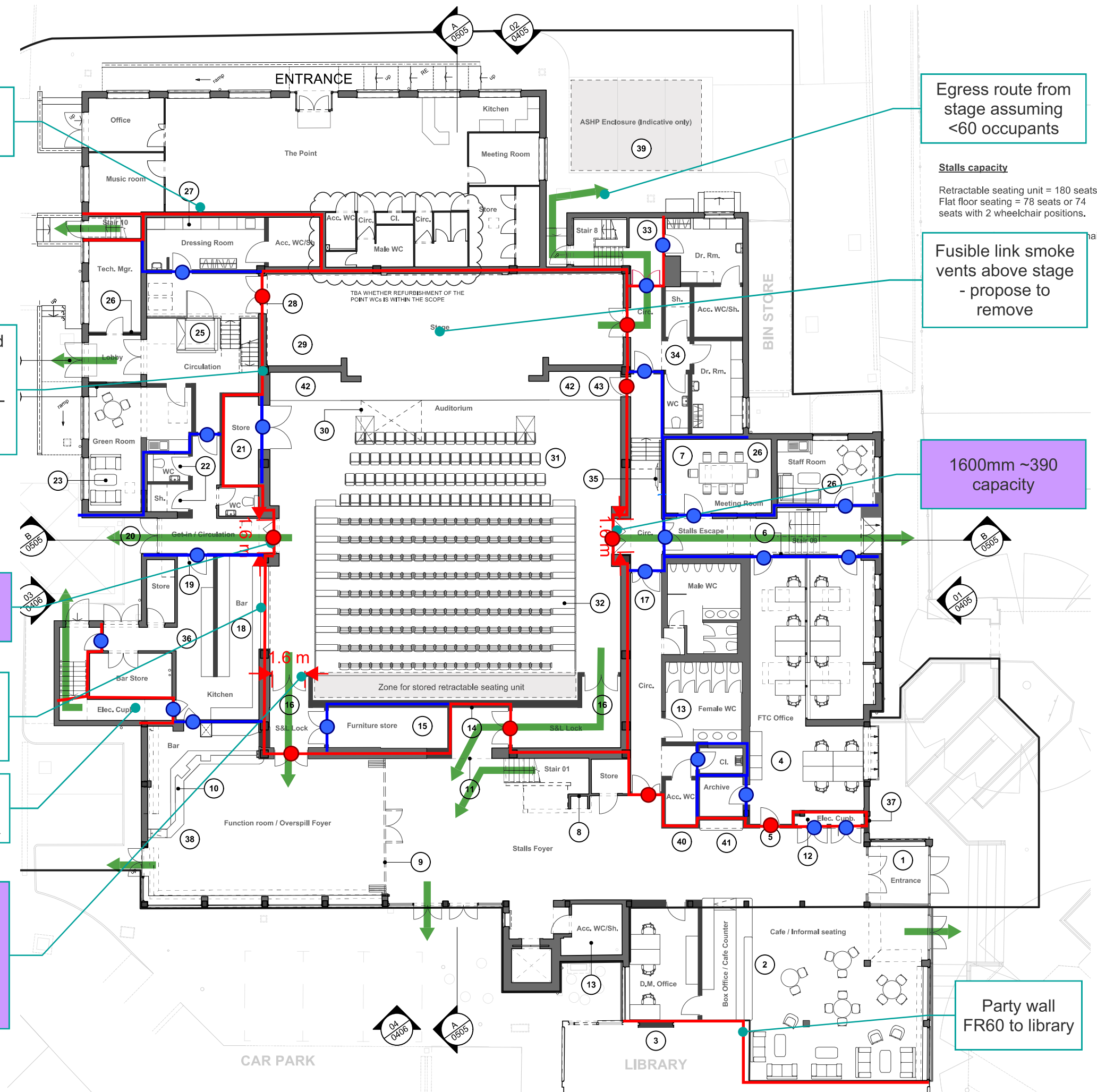
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AT:
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| DWG NO.: ZZ-00-DR-A-0201-OPT 1 | CHECKED BY: HG |

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0 2.5 5.0 M

1 Proposed Ground Floor Plan
Scale: 1:200

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Balcony capacity

47 seats or 39 seats plus 4 wheelchair positions (assuming that 2 of the required 6 wheelchair spaces are provided at stalls level).

All 6 wheelchair positions could be accommodated at this level for standing gigs (which would give 35 seats plus 6 wheelchairs). All wheelchair spaces have an adjacent companion seat.

FIRE SAFETY KEY

FIRE RESISTANCE

- FIRE RATING 30 MINUTES (R.E.I)
- FIRE RATING 60 MINUTES (R.E.I)

NOTES: R (STABILITY) - E (INTEGRITY) - I (INSULATION)

FIRE DOORS

- FD60S
- FD30S

EMERGENCY EGRESS

- 5.4 m → TRAVEL DISTANCE
- ♿ PLACE OF REFUGE REQUIRED
- STOREY / FINAL EXIT



The Harlington

Fire Strategy Markup
First Floor - Option 1

BA24045 | AP | 19/06/25

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|------|--------------------------------|----------|------------|
| P5 | Client comments incorporated | LK / HG | 11/06/2025 |
| P4 | WIP issue in powerpoint to FTC | LK / HG | 15/05/2025 |
| P3 | WIP issue for DTM 04 | LK / HG | 08/05/2025 |
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TEL : 020 7420 6114
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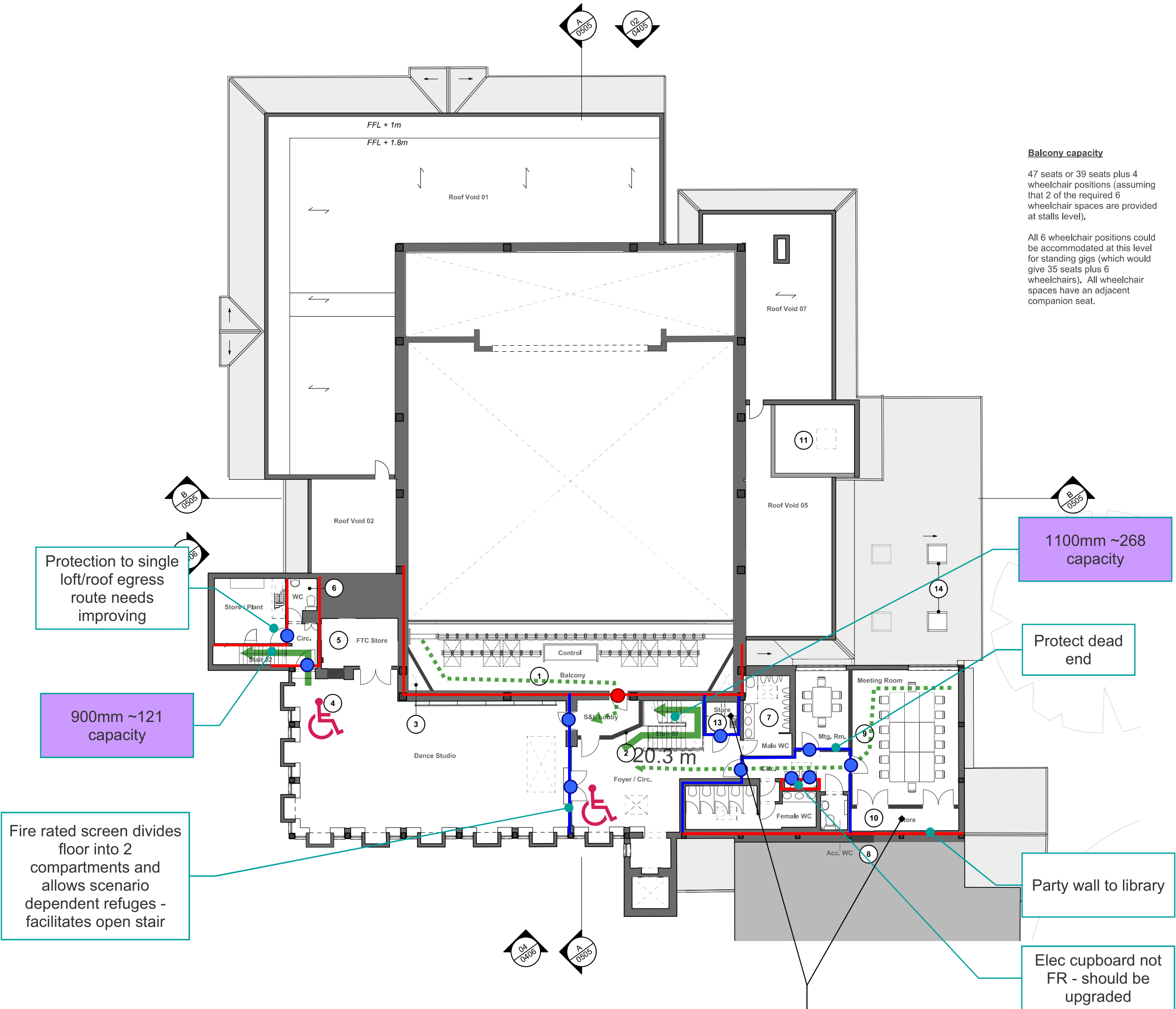
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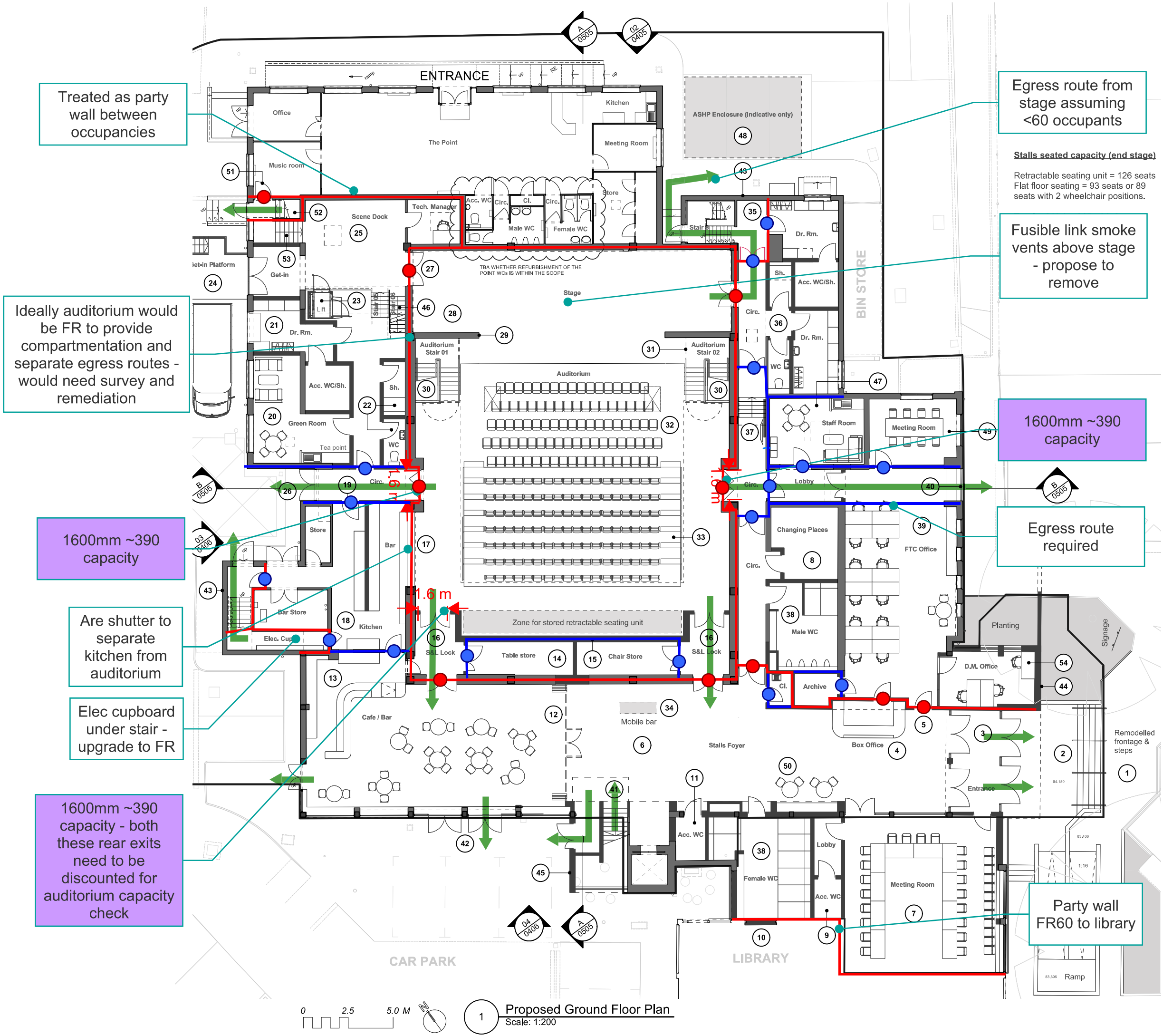
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1 Proposed First Floor Plan
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FIRE SAFETY KEY

FIRE RESISTANCE

- Blue line: FIRE RATING 30 MINUTES (R.E.I)
- Red line: FIRE RATING 60 MINUTES (R.E.I)

NOTES: R (STABILITY) - E (INTEGRITY) - I (INSULATION)

FIRE DOORS

- Red dot: FD60S
- Blue dot: FD30S

EMERGENCY EGRESS

- Green arrow: TRAVEL DISTANCE
- Red arrow: PLACE OF REFUGE REQUIRED
- Green arrow: STOREY / FINAL EXIT

OFR

The Harlington
Fire Strategy Markup
Ground Floor - Option 2
BA24045 | AP | 19/06/25

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www.bff-architects.co.uk
mail@bff-architects.co.uk

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Harlington Fleet

FOR:
Fleet Town Council

AT:
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LK

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Balcony capacity

119 plus 2 permanent wheelchair positions (or 115 plus 4 wheelchair positions).

All 6 wheelchair positions could be accommodated at this level for standing gigs (which would give 111 seats plus 6 wheelchairs). All wheelchair spaces have an adjacent companion seat.

Balcony standing capacity = 28

TOTAL = 147 plus 2 wheelchair positions or 139 plus 6 wheelchair positions.

FIRE SAFETY KEY

FIRE RESISTANCE

FIRE RATING 30 MINUTES (R,E,I)

FIRE RATING 60 MINUTES (R,E,I)

NOTES: R (STABILITY) - E (INTEGRITY) - I (INSULATION)

FIRE DOORS

FD60S FD30S

EMERGENCY EGRESS

5.4 m  TRAVEL DISTANCE

 PLACE OF REFUGE
REQUIRED

 STOREY / FINAL EXIT



The Harlington

Fire Strategy Markup
First Floor - Option 2

BA24045 | AP | 19/06/25

P7 For Feasibility Report LK/HG 17/06/2025

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|----|------------------------------|-------|------------|
| P6 | Client comments incorporated | LK/HG | 10/06/2025 |
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P5 Client comments incorporated LK/HG 02/06/2025

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