









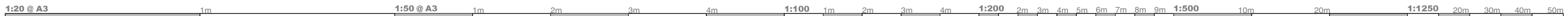
1 PR LOWER GROUND FLOOR FIRE PLAN
1:100

The fire plan illustrates the layout of the lower ground floor, highlighting fire safety features and escape routes. Key elements include:

- Rooms and Layout:** The plan shows Master Bedroom 1, Master Bedroom 2, Kitchen/Dining, Family bathroom, Spare bedroom, Utility, Plant, and a Conservatory. It also includes a central Hallway and several Ensuites.
- Fire Safety Features:**
 - FD30:** Red dashed lines indicate the locations of FD30 fire doors throughout the plan.
 - S:** Blue squares with the letter 'S' denote the locations of smoke detectors.
 - Escape Routes:** Arrows indicate the primary escape routes from each room, leading to the Street Level.
- Other Annotations:**
 - Egress window:** A red label points to a window in the Master Bedroom 2.
 - Up Street Level:** A staircase is shown leading up to the street level.
 - Conservatory:** An outdoor area is shown adjacent to the main building.
 - Courtyard:** A courtyard area is located to the right of the building.
 - Inaccessible at time of Survey:** A note indicates that certain areas were not accessible during the survey.

[illegible]

KEY	
FIRE	
	Fire resistant construction (30 mins)
	Fire resistant construction (60 mins)
	Heat Detector
	Smoke Detector
	Carbon Monoxide Detector
FD30S	30 min fire door with smoke seal
SC	Self closing
	Smoke Vent
	Rooflight Vent
	Fire Mist System
<p>NOTES</p> <p>(i) Installation of a single unified automatic fire detection and alarm system (Type LD1 - minimum Grade D1) to BS 5839-6:2019+A1:2020 throughout all parts of the flat with simultaneous evacuation of all floors on occurrence of alarm i.e. detection to be provided in all habitable rooms/circulation spaces, interlinked and mains powered.(ii) Internal protected hallway to be provided adjacent to the flat entrance to ensure compliance with clause8.5NOTE 3 of BS 9991:2024. i.e. 30 minute fire-resisting construction with FD30 doorset, no self-closer required.</p> <p>(iii) Enclosure between the kitchen/dining/bedrooms/stores and stair/hallway at the lower ground floor level to be provided with 30 minutes fire-resisting construction with FD30 doorsets, no self-closer required.</p> <p>(iv) Enclosure between the rear bedrooms and stair/hallway/open plan areas at the ground floor level to be provided with 30 minutes fire-resisting construction with FD30 doorsets, no self-closer required.</p> <p>(v) Window/door suitable for escape to be provided from all habitable rooms at the ground floor level and lower ground/floor level with the exception of the spare bedroom at the lower ground floor level, open plan lego room at ground floor level and office at the gallery floor level.</p> <p>(vi) Independent means of escape to be provided from the lower ground floor level.</p> <p>(vii) Flat to be compartmented from the adjacent flats/units by a minimum of 60 minutes fire-resisting construction assumed existing.</p>	



DISCLAIMER:

Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to Holloway and Holloway. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.


There is a risk of injury or death in construction if works are not properly planning and supervised. The contractor must not undertake any elements of the work without first having carried out the necessary risk assessments and prepare detailed method statements.

KEY:	

NOTES:	
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REV.	DESCRIPTION:	BY:	DATE:

STAGE:
PLANNING

	HOLLOWAY+HOLLOWAY DONNINGTON HOUSE COLLEGE AVENUE MAIDENHEAD, BERKSHIRE, SL6 6AP		
Client	JON TIPPELL		
Address	REGENTS PARK ROAD		
TITLE	FIRE PLANS		
DRAWING	151		
REV.	-	SCALE	AS STATED
STATUS	PLANNING	DRAWN	VH
DATE	MARCH 25	CHECKED	-