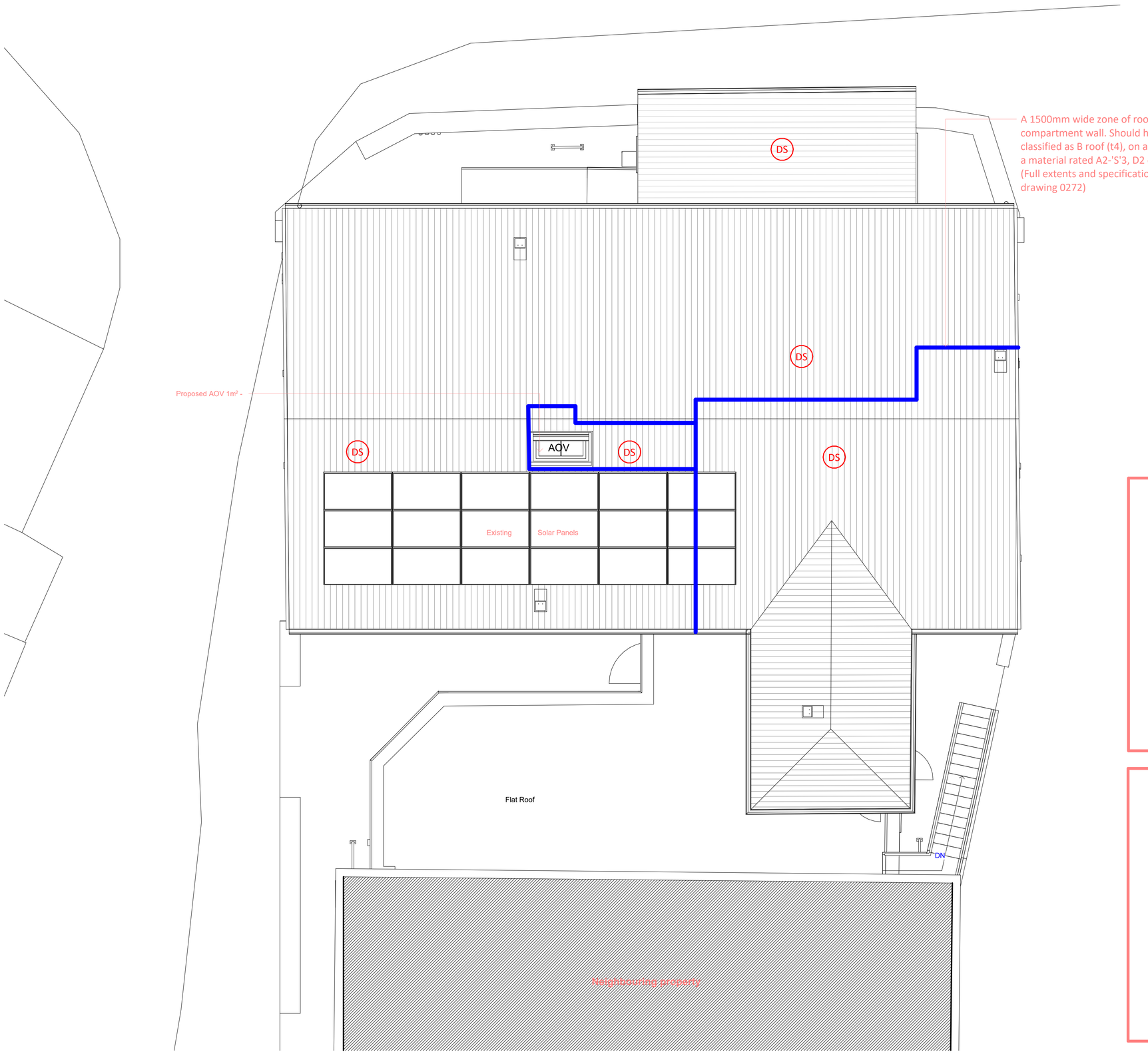

Proposed Roof Plan - Fire Strategy

1 : 50

TENDER ISSUE
NOT FOR CONSTRUCTION

Drawings issued for tender purposes only.

Not to be used for construction.

Drawing Note:

This drawing forms part of a coordinated package issued for tender purposes in accordance with RIBA Stage 4. All specifications, schedules, and consultant drawings must be read in conjunction. The contractor is responsible for ensuring full coordination between trades.

Existing layouts are based upon third-party survey data, including SUMO Plan Survey and Currie Brown refurbishment drawings. Due to the nature and format of this information, dimensions shown are indicative only.

The contractor is responsible for confirming all critical site dimensions and conditions prior to commencement of fabrication, installation, or ordering of materials. Any discrepancies are to be reported immediately to the design team.

Please note that only proposed doors are shown with a tag

Openable windows to be reviewed by fire consultants to be confirmed if suitable for means of escape.

CDM Design Risk Note: **Proposed GF Fire Strategy**

This drawing reflects the requirements set out in Steve Robinson's Fire Strategy Report.

- Contractor to ensure all fire compartmentation works are installed strictly in accordance with the approved fire strategy and manufacturer's installation guidance.
- All works to comply with current Building Regulations (Approved Document B) and relevant British Standards, including BS 476 and BS EN 13501 for fire resistance.
- All fire stopping, cavity barriers, and penetrations to be installed and sealed by competent operatives holding appropriate third-party accreditation (e.g., FIRAS or equivalent).
- Fire doors to be installed as complete tested assemblies, including frame, hardware, and intumescent/smoke seals, in accordance with manufacturer's details.
- Ensure all existing structural or service penetrations are reinstated to maintain fire resistance performance of the element.
- Contractor to coordinate with MEP subcontractors to ensure no breach of compartment lines occurs without reinstatement to the specified fire rating.
- Where existing walls, floors, or ceilings are upgraded to provide fire separation, all works must be verified on site to achieve the required fire resistance period.
- All works to comply with the CDM 2015 Regulations

To be read in conjunction with the Designer's Risk and Hazard Identification Register, as outlined in the accompanying Pre-Construction Health and Safety Information Pack.

0 5m

N

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA Architects Ltd or the contract administrator before proceeding.

Do not scale except for planning purposes, work to figured dimensions.

A Fire Consultant must be appointed for this project. KTA drawings & schedules to be read in conjunction with the Fire Consultant Fire Strategy Report.
The Fire Strategy Report takes precedence over any KTA drawing or schedule & any discrepancy should be brought to KTAs attention

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA Architects Ltd.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
T1	22/08/2025	Stage 4 Tender Issue	GH/AC
B	06.03.2025	Drawing Updated to Fire Consultants Mark up	JC/AC
A	03.03.2025	Fire Strategy Updated to Fire Consultant mark up	JC/AC

Fire Strategy Key

- **30** minute Fire Compartment
- **60** minute Fire Compartment
- DS — Automatic Fire Detection Smoke in accordance with BS5839: Part 6
- DH — Automatic Fire Detection Heat in accordance with BS5839: Part 6
- DS — Automatic Fire Detection Smoke in accordance with BS5839: Part 1
- DH — Automatic Fire Detection Heat in accordance with BS5839: Part 1
- FD 30 — 30 minute Fire Door
- FD 60 — 60 minute Fire Door
- N1 — General Fire Notice
- Non-maintained Emergency Lighting Luminaire
- Fire alarm call points
- Approved Fixing
- FRG — Fire Rated Glazing

Notes:

This drawing is an OUTLINE Fire Strategy only. Please refer to Fire Consultant Strategy/report.

Fire compartmentation, including fire stops, to be installed to approved specialist design.

Final systems to be designed and installed by a qualified Fire Engineer / M&E Engineer and signed off by Building Control / Fire Officer prior to installation.

All locations indicative.

Key

- Existing
- Proposed

KTA
Architects I Urban Designers

Winslade House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1FY

Tel: 01392 360338
Email: kt@kta.uk.com
Web: www.kta.uk.com

Project
Park House Isles of Scilly

Title
Proposed Roof Plan_Fire Strategy

Author	Chckd by	Scale	
GH	AC	1 : 50	@ A1

Project	Status
24129	Stage 4

Drawing number
24129-KTA-XX-R-D-A-4002 T1

File date: 22/08/2025 13:56:16 C:\Users\GeorgeHall\Local\KTA\Z-22-KTA-24129_DC_GEORGE_Project_STAGE 4_gwh.rvt
GMF 126 v1.0 - 24/11/2022