

B1 - Means of Warning and Escape

Early Warning of Fire:

To meet the requirements outlined in paragraphs 1.1–1.9 of Section 1 of Approved Document B:

A fire detection and alarm system will be installed in accordance with BS 5446: Part 1 and BS 5839-6:2019, with the following provisions:

Mains-operated, self-contained, and interlinked smoke alarms will be provided at each landing level of the property.

All smoke alarms will include rechargeable battery backup to ensure continued operation in the event of a mains power failure.

Alarms will be positioned in accordance with the guidance to provide effective early warning to all building occupants.

Means of Escape:

To meet the requirements of paragraphs 2.21–2.23 of Section 2 of Approved Document B:

Protected Stairway:

All doors leading to the stairway serving habitable rooms will be replaced with new FD30 fire doors. These doors will include 25x38mm rebates and will be fitted with intumescent strips or 35x25mm doorstops, which will be glued and screwed at 200mm centres.

The maximum undercut for all internal doors will be 10mm above the finished floor surface.

The underside of the new staircase will be lined with 18mm fireline board, finished with a skim coat, to achieve the required fire resistance.

Fire-Resistant Glazing:

Any existing glazing within the stairway enclosure will be replaced with fire-resisting glazing installed using a suitable glazing system and fire-rated beads compatible with the type of glass.

Escape Windows:

For floors above 4.5m, escape windows will be provided in habitable rooms where appropriate.

These windows will have a minimum clear openable size of 450mm x 450mm, with a total openable area of at least 0.33m², and a maximum sill height of 1100mm above the floor.

Fire Protection for Dormer Walls:

Dormer walls located within 1m of the property boundary will be constructed to provide 30-minute fire resistance on both the internal and external faces.

Place of Safety:

The protected escape route will lead directly to a safe place outside the building, free from hazards and obstructions, ensuring it can be safely and effectively used at all times.

Project:	Loft Conversion	
Address:	68 Attlee road UB4 9JE	
Scale:	@ A3	Dwg. no: A09
Drawn by:	FR	Date Drawn: 22/09/2025
For Drawings Tel: 07379110825		
email : a.architecturalfranko@gmail.com		