

Project Name: Guild Living Epsom  
Sketch Title: Appendix A Rev00  
Date: 13-12-2019  
Prepared: CR  
Reviewed: AC  
File name:  
REP-1920260-05-CR-20191213-GL  
Epsom S2 FSS-Rev00  
Disclaimer: These sketches are purely illustrative and prepared during design phase to be discussed. They are not for construction and they are not replacing full set of fire strategy drawings.

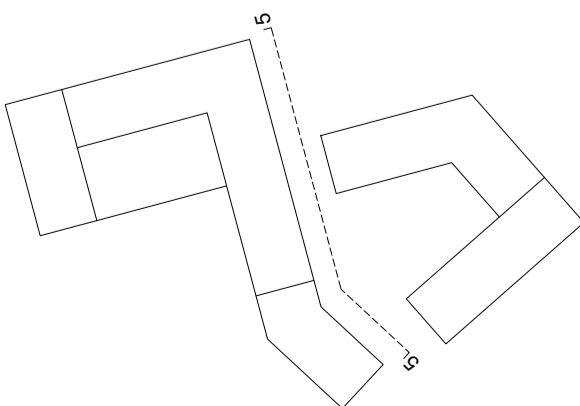


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CLIENT



DRAWING TITLE

ELEVATION 5-5

PROJECT

GUILD LIVING AT EPSOM

SCALE

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1:400@A3

DATE

22.11.19

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18120

DRAWING

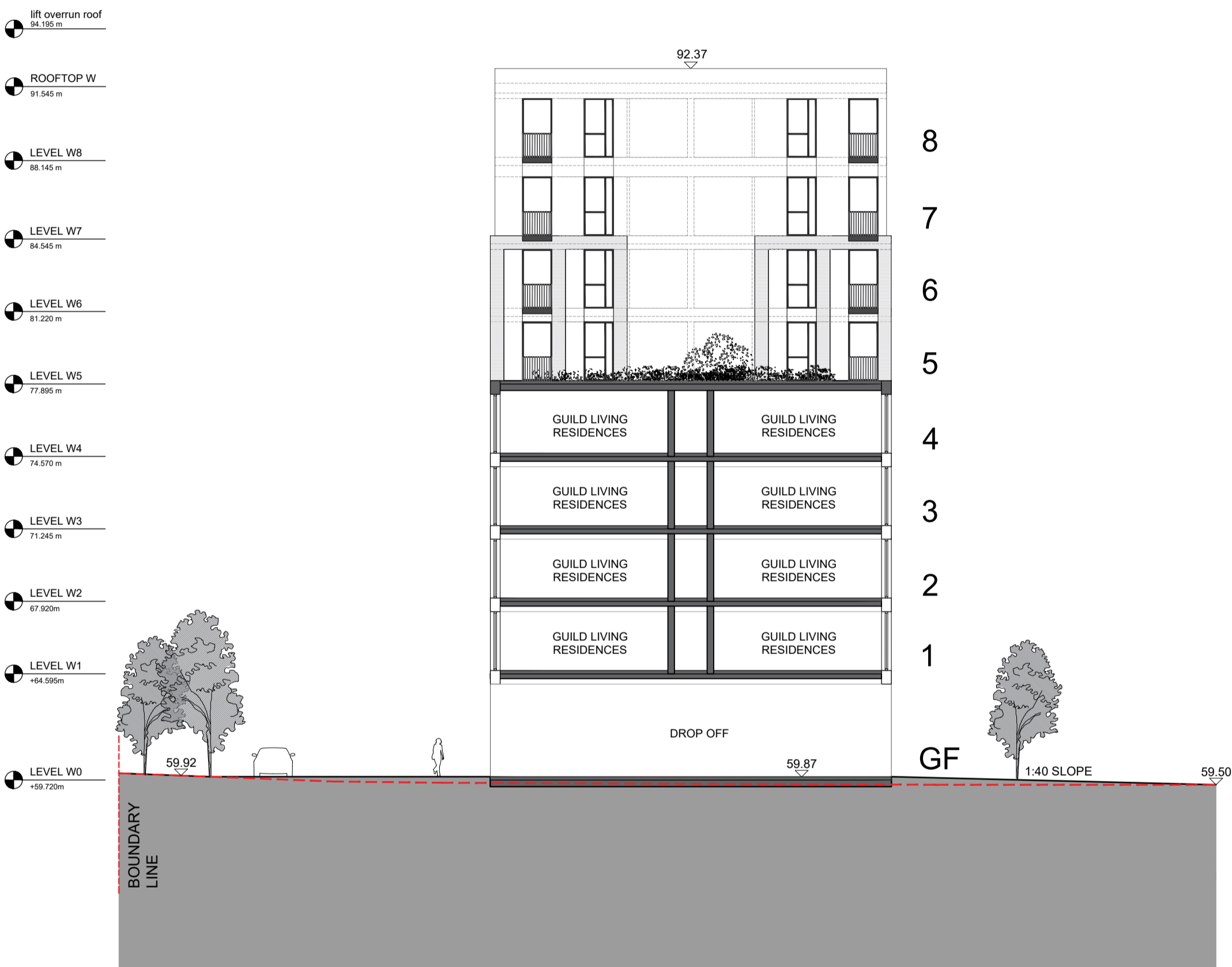
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REVISION

A



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ELEVATION 7-7



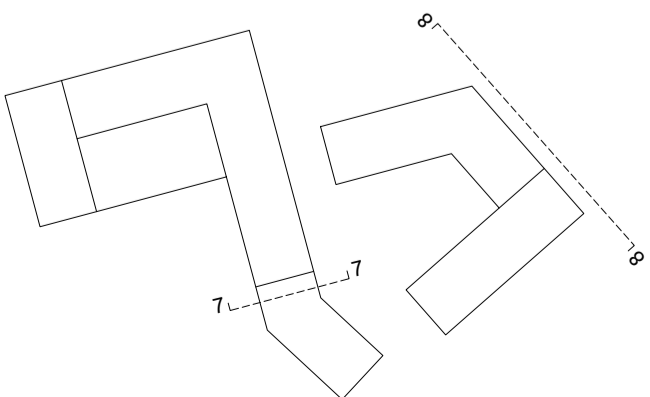
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DRAWING TITLE

ELEVATIONS 7-7 / 8-8

PROJECT

GUILD LIVING AT EPSOM

SCALE

1:200@A1

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DATE

22.11.19

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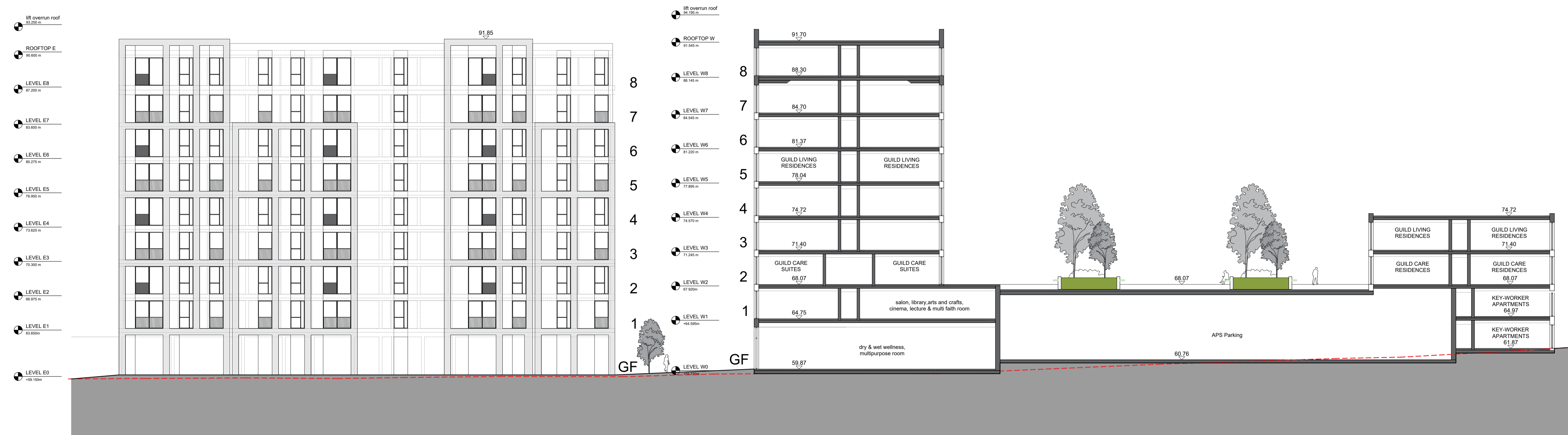


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ELEVATION 10-10

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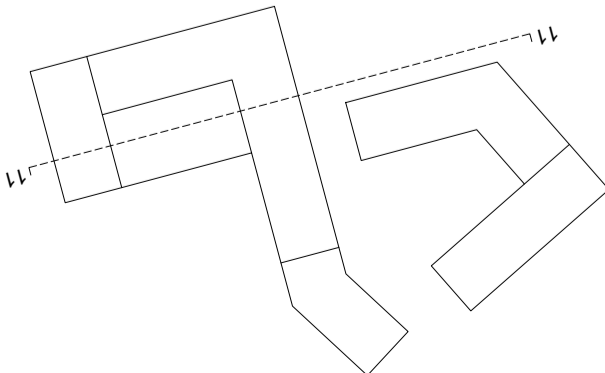
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EXISTING TERRAIN

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GUILD LIVING



DRAWING TITLE

ELEVATION 11-11

PROJECT

GUILD LIVING AT EPSOM

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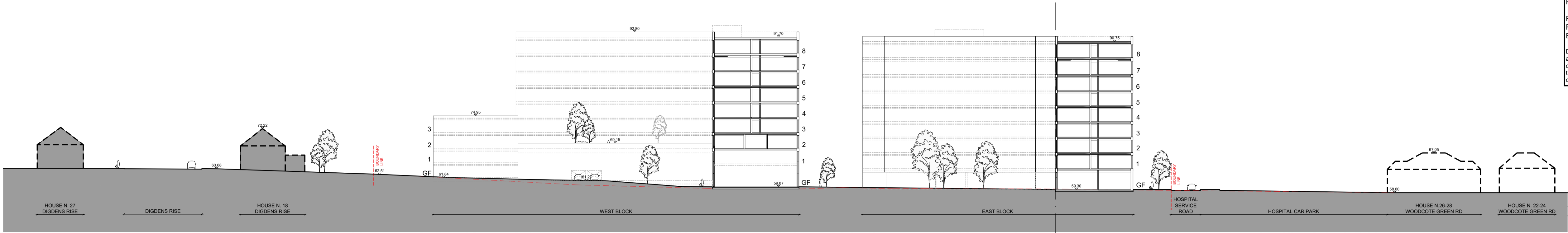
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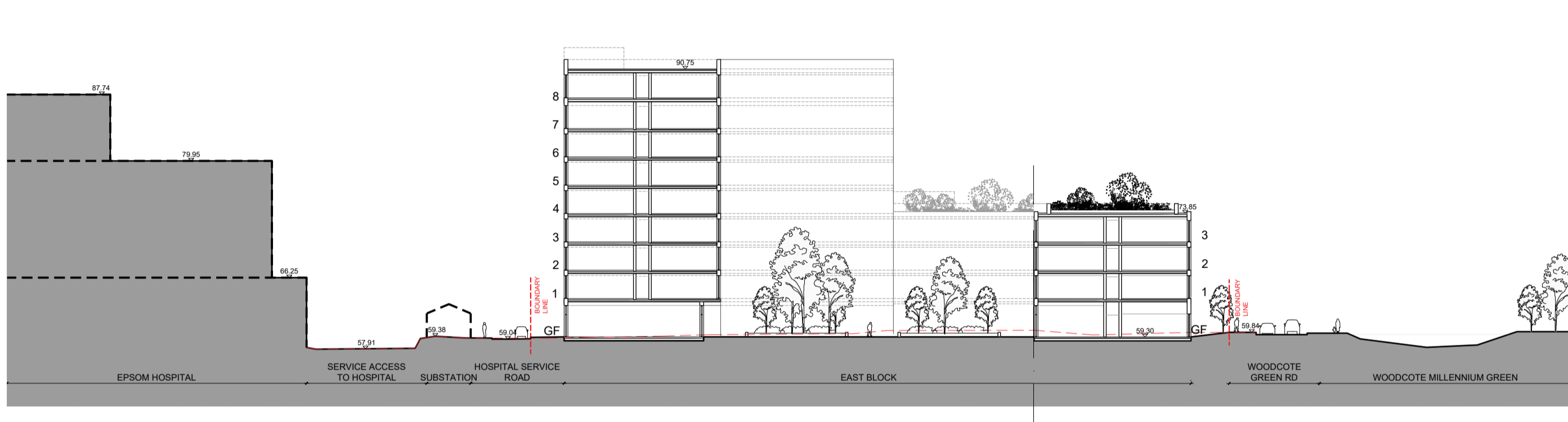
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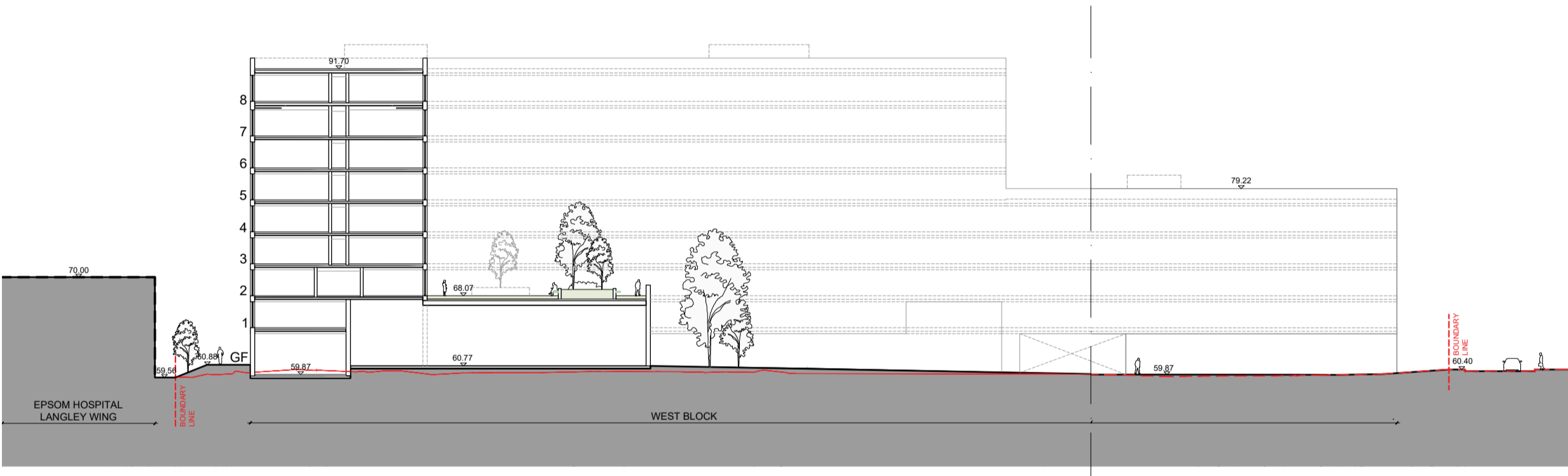
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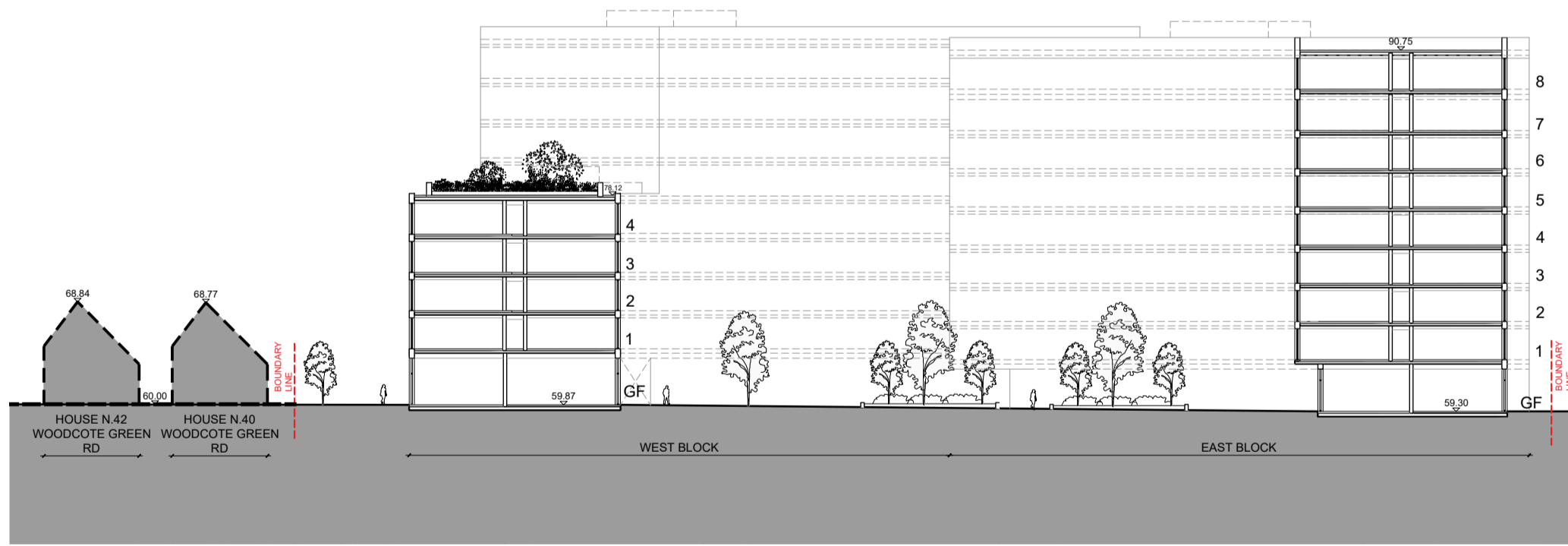
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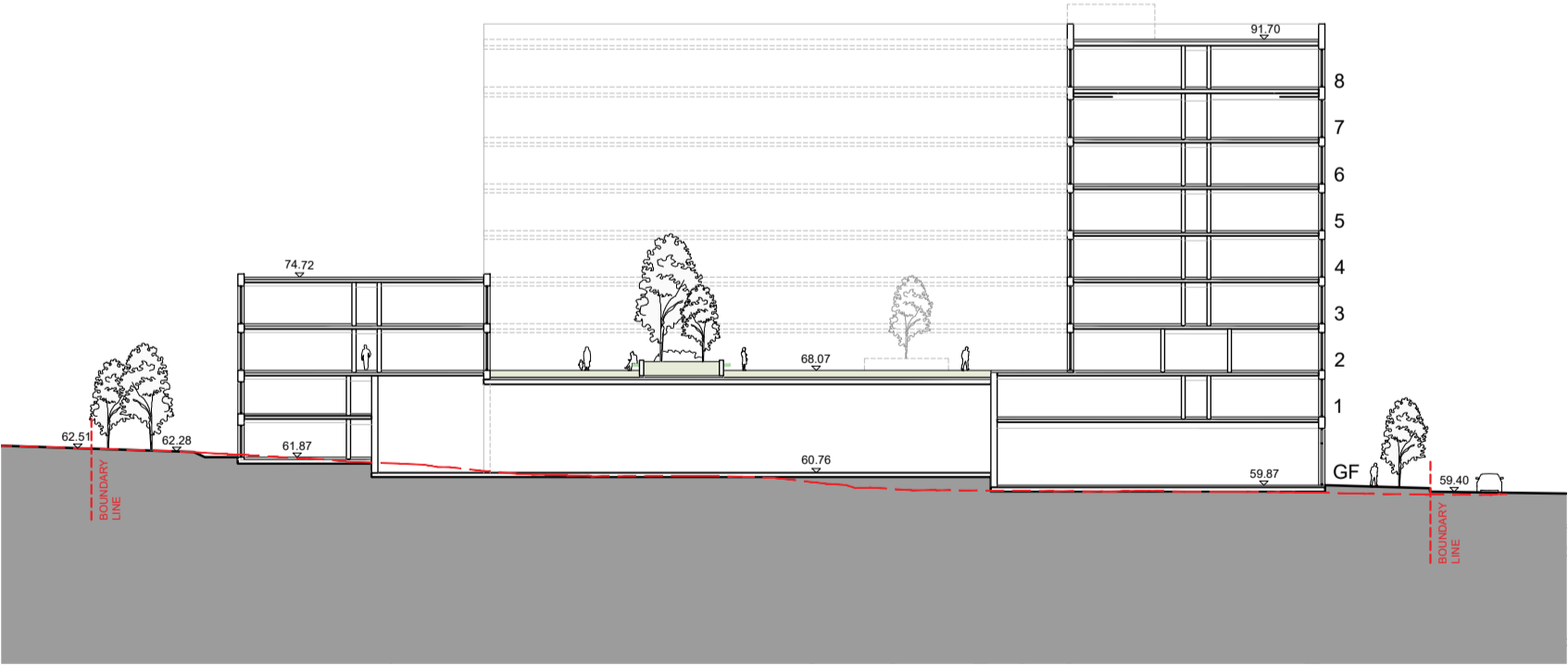
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SITE SECTION CC'



SITE SECTION DD'

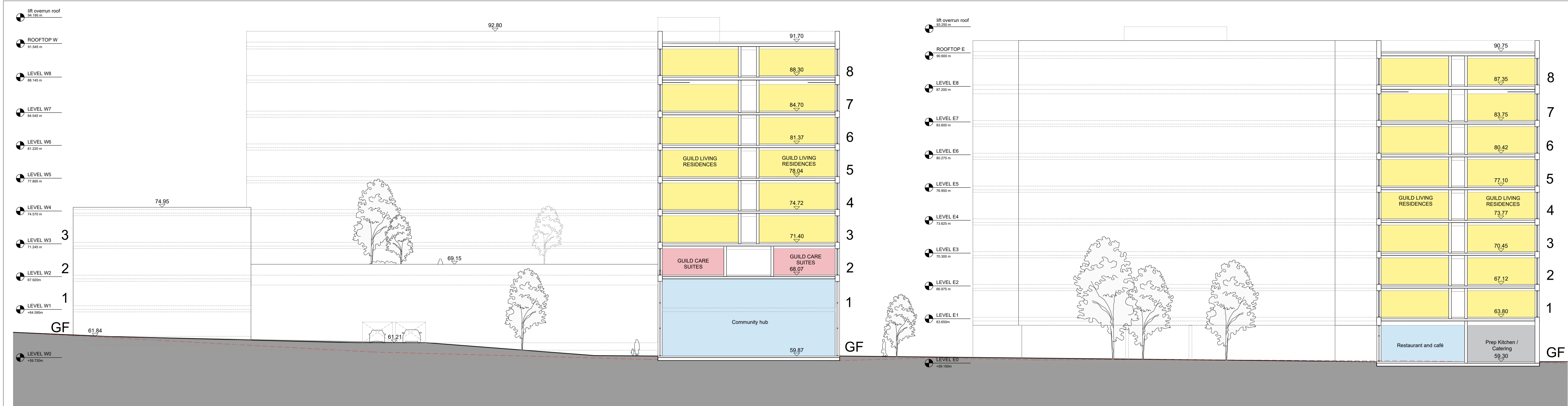


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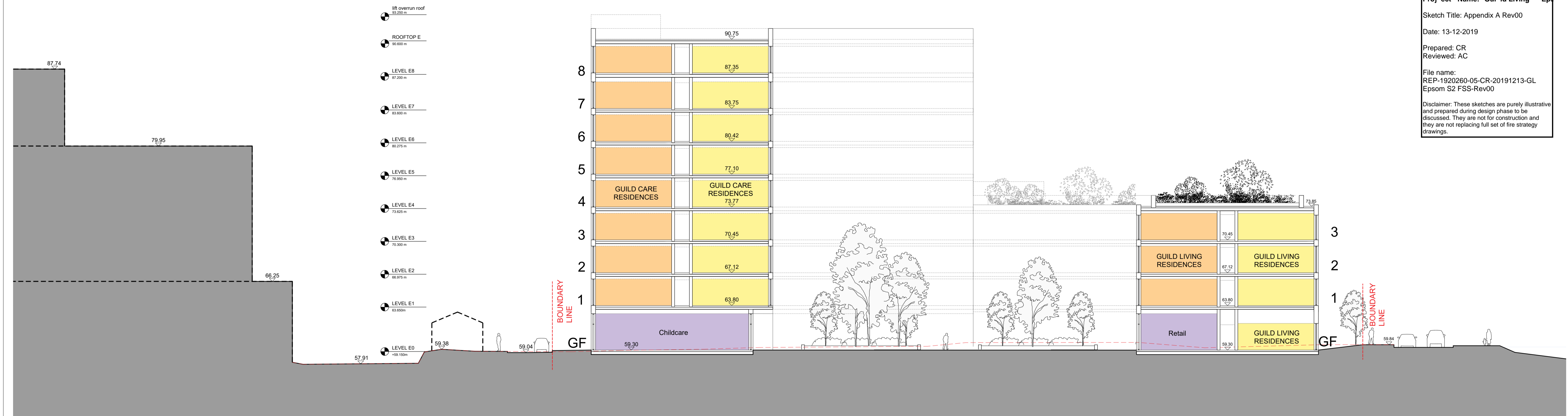
EXISTING TERRAIN

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BUILDING SECTION AA'



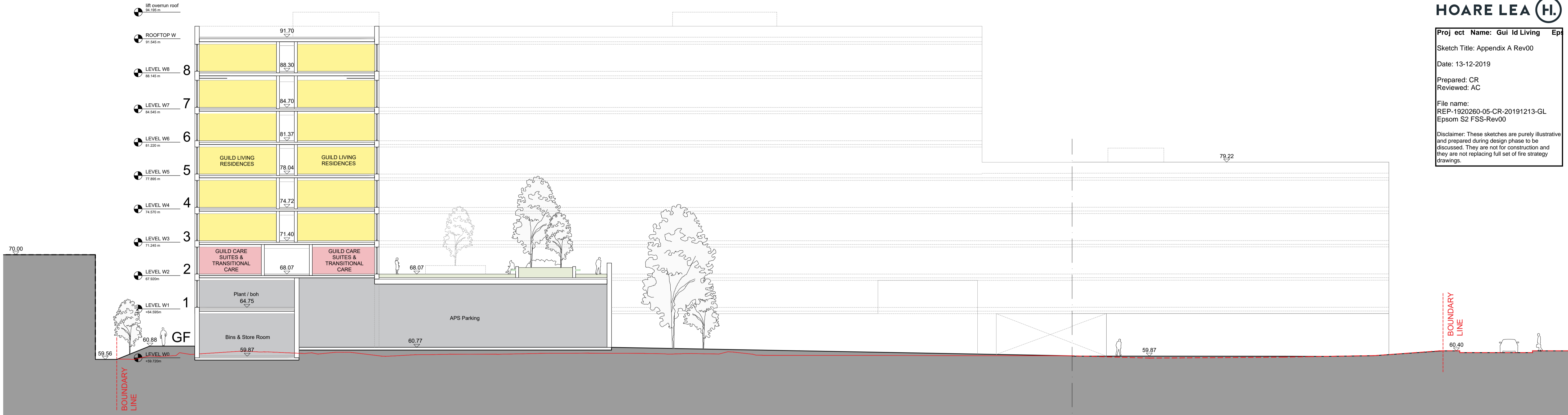
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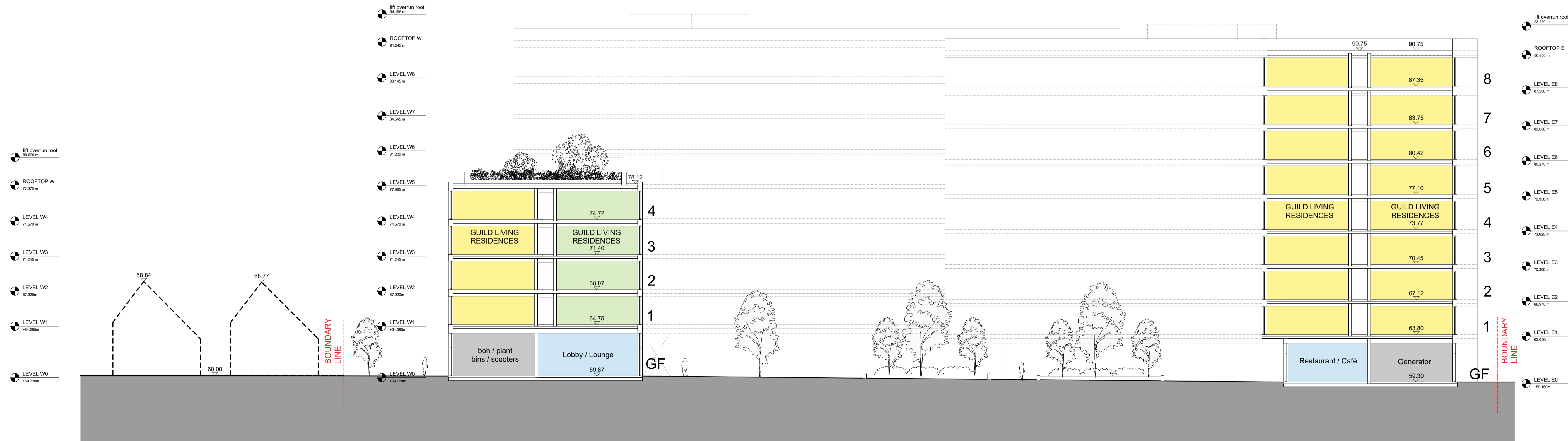
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SECTION CC'

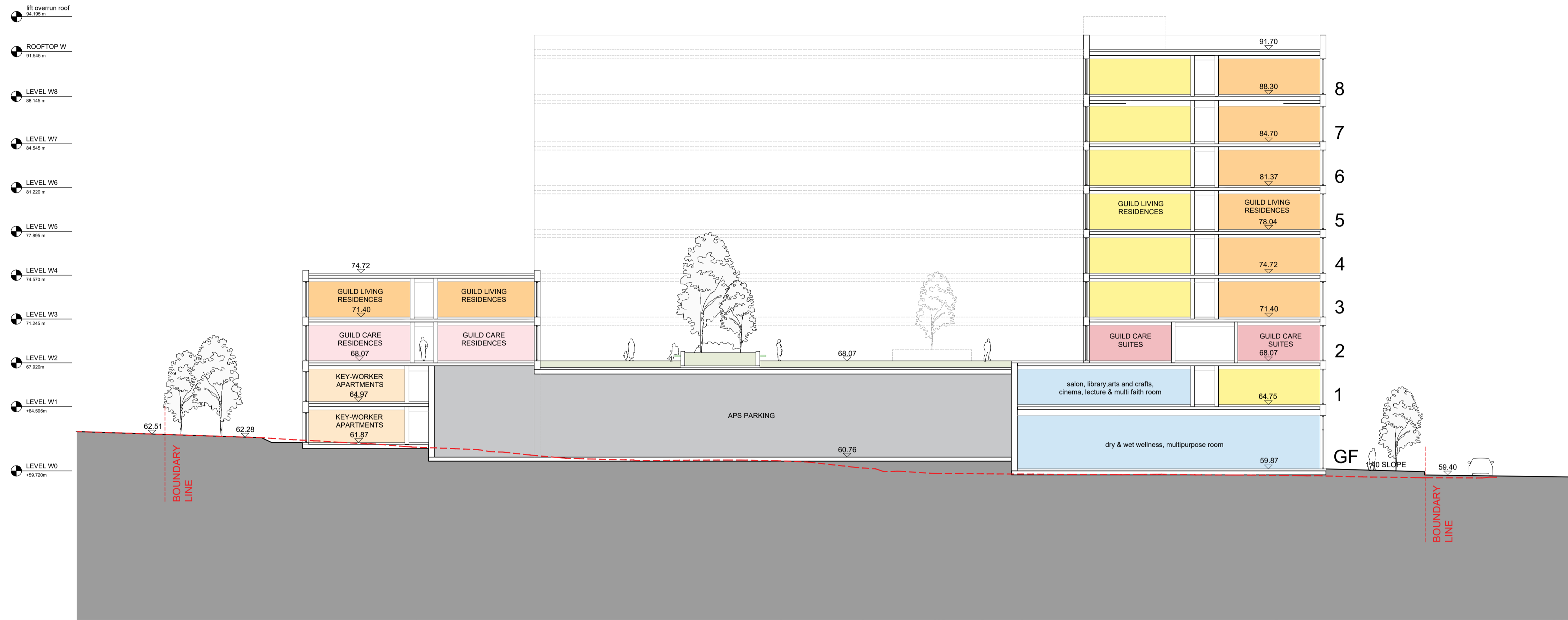


BUILDING SECTION DD'

EXISTING TERRAIN

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BUILDING SECTION EE'

EXISTING TERRAIN

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## 11. Appendix B – External Fire Spread Requirements.

### 11.1 Space separation analysis

The risk of external fire spread throughout the development has been assessed using the *Enclosing Rectangle* (ER) method outlined in the BRE report No.187 [7], using boundary distances to the midpoint between buildings or to the site boundary, as shown in Appendix B. The largest compartment has been assessed on each façade with the position that all other compartments should follow the results of this worst-case scenario. The external fire spread calculations have been carried out based on the following assumptions detailed within BR187:

- The radiation intensity at each unprotected area is assumed to be 84 kW/m<sup>2</sup> for the residential apartments and ancillary accommodation (except the car stacker).
- The radiation intensity at each unprotected area is assumed to be 168 kW/m<sup>2</sup> for the commercial units and the car stacker.
- In accordance with BS 9999 guidance in Appendix B8 *“If an atrium building is sprinklered, the area of fire involvement is likely to be reduced to such an extent that the potential for fire spread to adjacent buildings can be regarded as being comparable to that of an equivalent non-atrium building that is compartmented at each level and protected by a sprinkler system.”*
  - Therefore, both the double height space in the GCS reception and the car stacker which is similar to an atrium due to the levels being linked, can be considered in the same way as a non-atrium building that is compartmented at each level and protected by sprinklers. This means that the car stacker and the double height space can be treated as a single storey for external fire spread calculations.
- The actual site boundary has been used for the boundary distance, except when the building is adjacent to a road between two buildings, where a relevant site boundary located in the middle of the street will be used rather than the site boundary.
- Where façades face each other but there is an angle of more than 80° each wall can be treated with a separate relevant boundary.
- The inclusion of sprinklers allows the unprotected area to be doubled for the same boundary distance, and thus decreases the amount of façade (and associated structure) requiring to be fire resisting.

The external fire spread results are shown on the plans. Only two façades at ground level require some protection. The protected portions of the façade walls shown on the plans should be 90 minutes fire resisting (integrity) with 15 minutes fire resisting insulation. This also applies to the structure supporting the façade. The unprotected areas should be spread evenly across the façade to avoid hot spots.

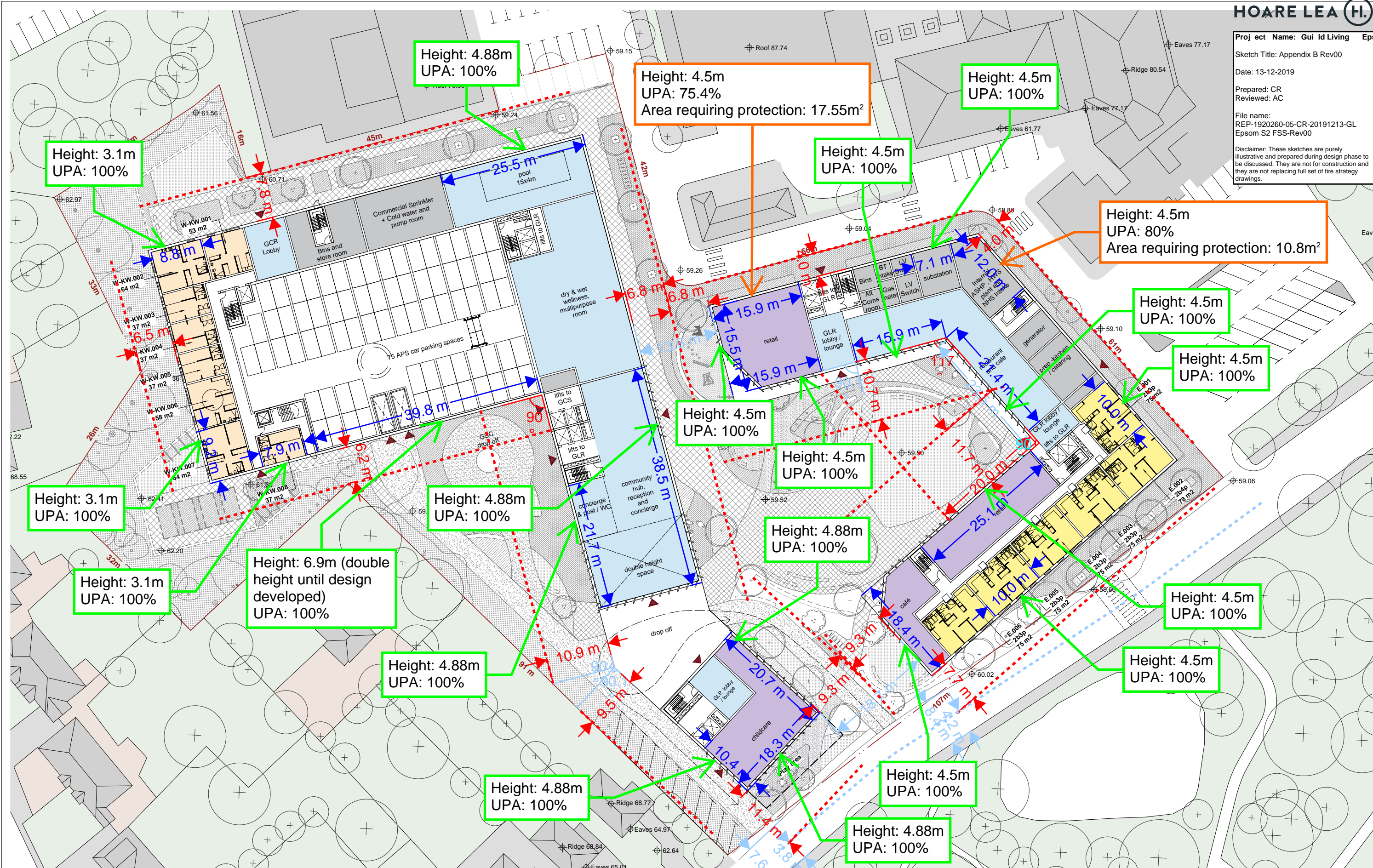
In addition to the space separation analysis, any wall within 1.8m of an external escape route should be provided with 30 minutes fire resistance from inside the building (integrity only). Furthermore, any areas of the façades which are less than 1m from the relevant boundary should provide fire resistance equivalent to the elements of structure (90 minutes) in terms of integrity and insulation from each side separately. The external wall can have only small, unprotected areas of no more than 1m<sup>2</sup> as outlined in Diagram 13.5 of Approved Document B:2019.

### 11.2 External wall design

- Where a relevant building is over 18m in height, Regulation 7 of the Building Regulations 2010 (As amended) requires the entire building, including any non-residential areas to meet the following.
- The external wall construction, and specified attachments including balconies, solar shading or solar panels, should achieve European Classification A2-s1, d0 or Class A1. This does not apply to the following:
  - cavity trays when used between two leaves of masonry;
  - any part of a roof (other than any part of a roof which falls within paragraph (iv) of Regulation 2(6)) if that part is connected to an external wall;
  - door frames and doors;
  - electrical installations;

- insulation and water proofing materials used below ground level;
  - intumescent and fire stopping materials where the inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1;
  - membranes;
  - seals, gaskets, fixings, sealants and backer rods;
  - thermal break materials where the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1; or
  - window frames and glass.
- Additional guidance on the application of this Regulation is provided in Section 10 of Approved Document B (2019), including guidance on membranes, window spandrel/infill panels, thermal breaks and shop signage. It is recognised that the recent changes to the Building Regulations are not reflected in the guidance of BS 9991 (2015) & BS 9999 (2017). On this basis, the guidance within Approved Document B should be referred to which accounts for the aforementioned changes.
- Green walls are considered to be part of the external wall and are therefore not acceptable.
  - Planters on balconies which are built into the balcony do come under the regulation; however, those which are removable and are therefore more akin to furnishings would not.
  - Climbing plants could be reasonable with a management strategy to control the growth and spread of the plant. Non-combustible materials, planters and substrate should be used where attached to an external wall.

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25.06.19	CD - OPTION 1 - FOR INFORMATION	PL					
18.07.19	CD - OPTION 1 - 24 KEY-WORKER UNITS AM	PL					
30.07.19	CD - OPTION 2	PL					
16.08.19	CD - OPTION 3	PL					
19.09.19	CD - OPTION 4	PL					
15.10.19	CD - OPTION 4 - FIRE AND MEP	PL					
22.10.19	CD - OPTION 5 - HEIGHT REDUCTION	PL					

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GUILD LIVING

Legal & General

CLIENT

PROJECT

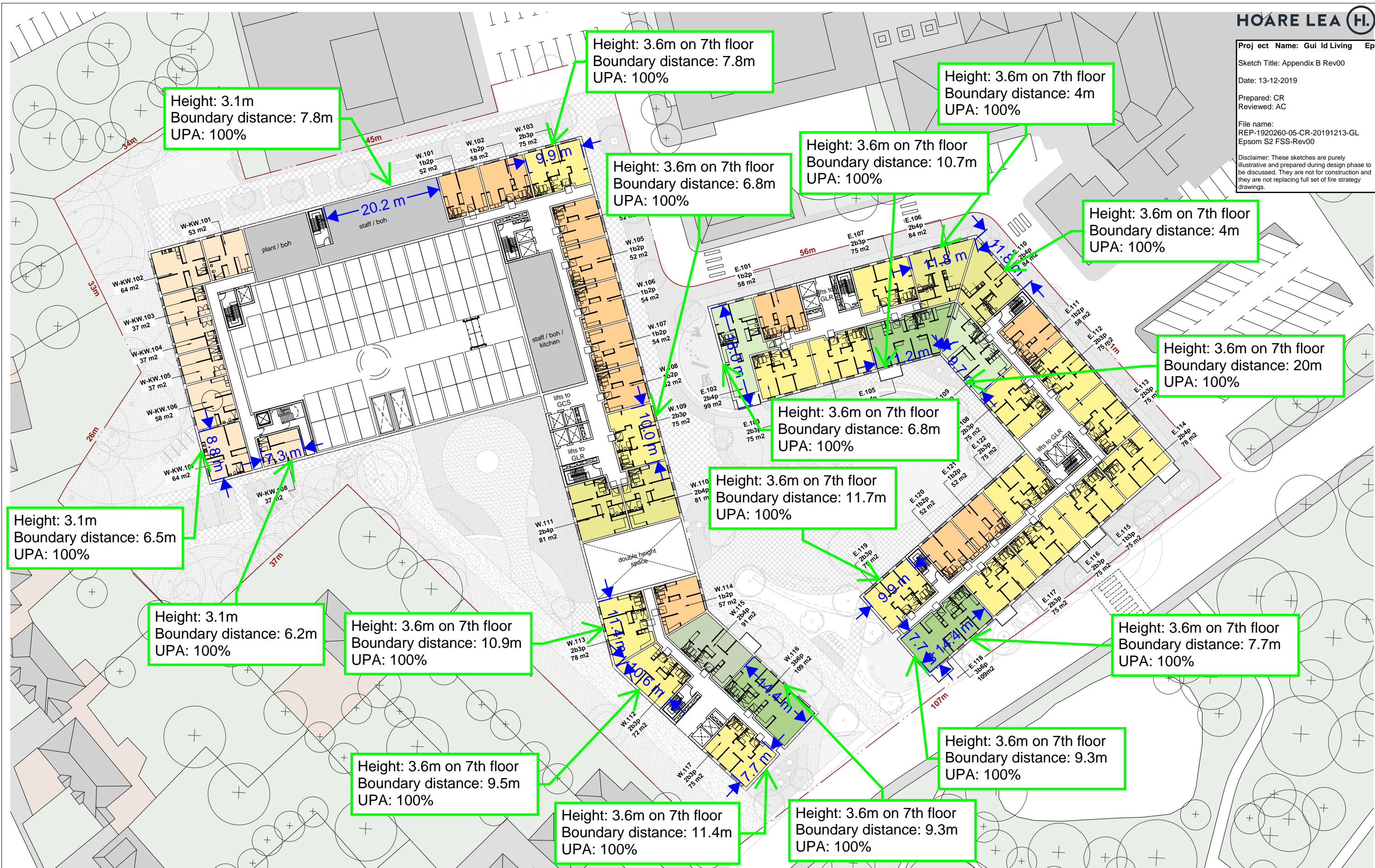
GUILD LIVING AT EPSOM

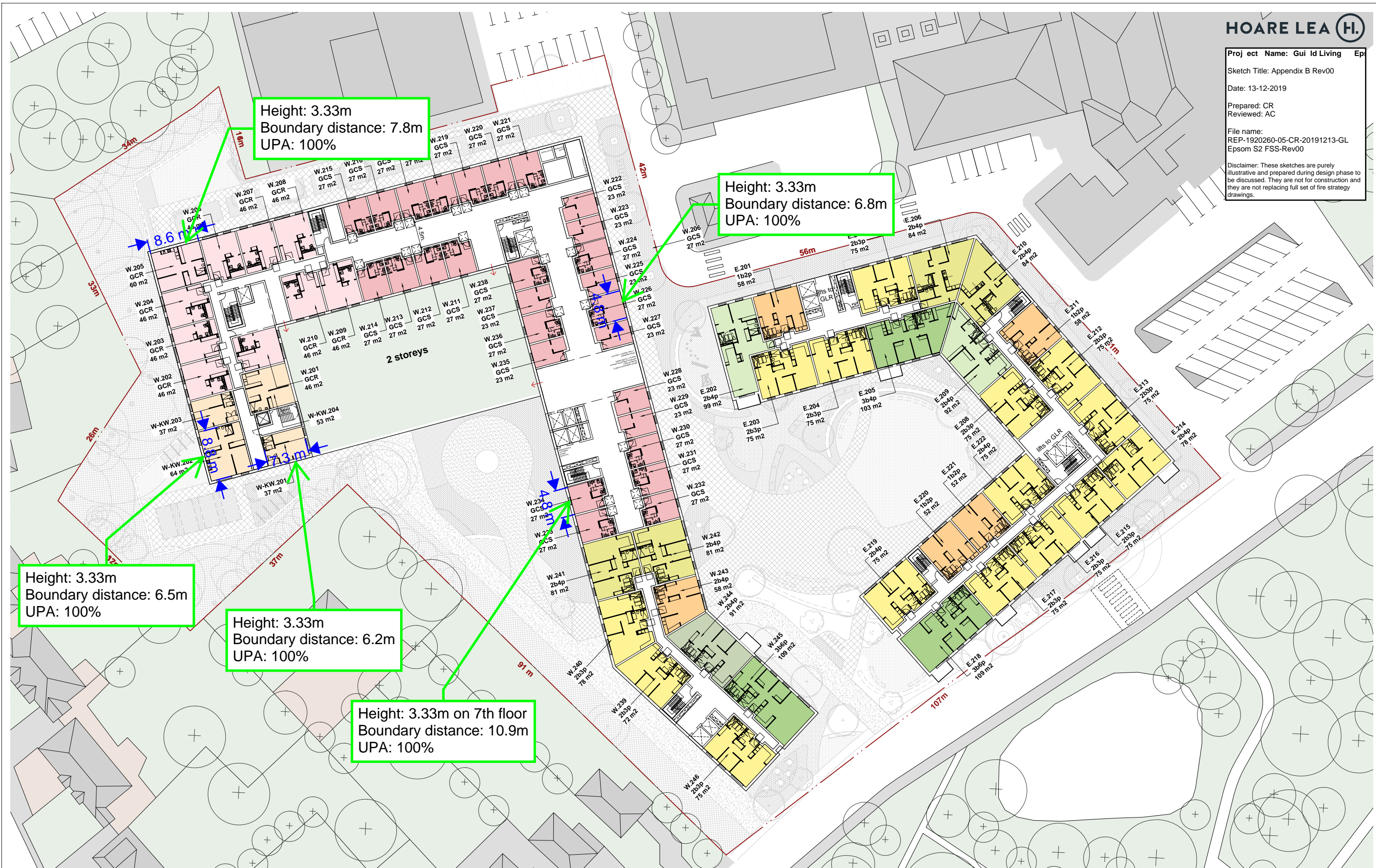
DRAWING TITLE

LEVEL 0 - GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:300 @ A1 1:600 @ A3	22.11.19	AM	DR
JOB	DRAWING		REVISION
18120	A2.01		M

PRELIMINARY  
NOT FOR CONSTRUCTION







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