

**ALLIA FUTURE BUSINESS CENTRE
LONDON ROAD
PETERBOROUGH
PE2 8AN**

**The Regulatory Reform (Fire Safety) Order 2005
FIRE STRATEGY**

THE FORMER RED COW HOTEL, SPALDING



REV	DATE	DESCRIPTION	PREPARED	VERIFIED
00	03/02/2021	Initial Fire Strategy	DEB	

1. Executive Summary

This Fire Strategy document has been prepared for API Limited, and their authorised alliances, only.

We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by DB Fire Safety Limited in writing, we hereby exclude all liability to all third parties; including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted.

This Fire Strategy document deals with the conversion of a former public house & hotel into a total of 18 residential dwellings. Reference must be made to the Development Site document attached.

This initial Fire Strategy document has been developed prior to the provision of any floor plans.

This document details the fire safety measures required to be constructed to provide adequate horizontal and vertical fire separations within the development. The document also details the necessary fire safety provisions required to help ensure all potential occupants can be aware of a developing fire.

Details of the structural requirements, necessary to provide the appropriate level of fire safety protection, are contained within the body of this document. However, the following principals are to be adopted:

- Partition walls are to be constructed to provide a suitable level of horizontal fire separation
- Where appropriate, suitable fire-resisting doors are to be installed within fire-partition walls
- Ceilings and floors are to be constructed to provide a suitable level of vertical fire separation
- Appropriate fire detection is to be installed in accordance with the relevant British Standards
- Where appropriate, emergency lighting is to be installed in accordance with the relevant British Standards

I am generally satisfied that the existing construction of the exterior walls and roofs are in line with the requirements of Building Regulations. However, it is likely that contractors will carry out approved renovations to the external fascias as appropriate.

1.2 Guidance Documents

Name	Author	Date	Comments
Building Regulations Approved Document B - Volume 1 - Dwelling houses	HM Government	The Building Regulations 2010 as amended	
British Standards BS5839-6:2019	British Standards	2019	Reference installation of fire detection
British Standards BS5266-1:2017	British Standards	2017	Reference installation of emergency lighting

1.2 Drawings

Name	Drawing Number	Date	Revision
No proposed floor plans were available at the time this document was prepared			

1.3 Site Description

PROPERTY ADDRESS:

8, High Street
Donington
Spalding
Lincolnshire
PE11 4TA

The property partly comprises a Grade II Listed building.

The proposed development will incorporate the following:

- 2 x one-bedroom apartments
- 9 x two-bedroom houses
- 7 x three-bedroom houses

1.4 Access for the Fire & Rescue Services

Access for the Fire & Rescue Services is available directly off High Street.

At the time of this document being developed, there was no information available regarding the location of any nearby fire hydrants.

1.5 Building Descriptions

Unit 1:	Three-bedroom end-of-terrace house	81.95 sq.m	GIA
Unit 2:	Three-bedroom Townhouse	102.94 sq.m	GIA
Unit 3:	Three-bedroom Townhouse	104.94 sq.m	GIA
Unit 4:	One-bedroom Apartment	56.96 sq.m	GIA
Unit 5:	One-bedroom Apartment	48.97 sq.m	GIA
Unit 6:	Two-bedroom townhouse	63.96 sq.m	GIA
Unit 7:	Two-bedroom Coach House	102.94 sq.m	GIA
Unit 8:	Two-bedroom Coach House	101.94 sq.m	GIA
Unit 9:	Two-bedroom Coach House	90.94 sq.m	GIA
Unit 10:	Two-bedroom Coach House	118.93 sq.m	GIA
Unit 11:	Two-bedroom Semi-detached House	57.97 sq.m	GIA
Unit 12:	Two-bedroom Semi-detached House	57.97 sq.m	GIA
Unit 13:	Two-bedroom Semi-detached House	57.97 sq.m	GIA
Unit 14:	Two-bedroom Semi-detached House	57.97 sq.m	GIA
Unit 15:	Three-bedroom Semi-detached House	75.91 sq.m	GIA
Unit 16:	Three-bedroom Semi-detached House	75.91 sq.m	GIA
Unit 17:	Three-bedroom Semi-detached House	75.91 sq.m	GIA
Unit 18:	Three-bedroom Semi-detached House	75.90 sq.m	GIA

2. Evacuation Strategy & Means of Escape

2.1 - Evacuation Strategy

The overall evacuation strategy in the event of a fire in the development is to be as follows:

Residents are to evacuate upon any fire developing inside their own dwelling.

There is no requirement for any residents of townhouses, coach houses, or semi-detached properties to evacuate if there is no fire within their property; unless they are alerted to potential danger from a developing fire.

Residents in each of the two apartments are to evacuate upon any fire developing inside their own dwelling.

They should also be alerted to any fire that might be developing in the other apartment and commence evacuation (if safe to do so).

Reference, therefore, must be made to section 4.

2.2 - Means of Escape

Building Regulations ADB Volume 1: Section 2 Means of Escape): paragraph 2.4 (Provisions for escape from upper floors not more than 4.5m above ground level) states:

Except for kitchens, all habitable rooms in the upper storey(s) of a dwelling house served by only one stair should be provided with:

- a. A window (or external door) which complies with paragraph 2.8; or*
- b. Direct access to a protected stairway (as described in 2.6 (a) or (b))*

Paragraph 2.6 states:

The upper storeys (those above ground storey should be served by a protected stairway (protected at all levels) which should either:

- i. Extend to a final exit, or*
- ii. Give access to at least two escape routes at ground level, each delivering to final exits and separated from each other by fire-resisting construction and fire doors*

Each of the houses must be provided with a minimum of two potential exits from the ground floor (front and rear). Access from the rear of dwellings should be into gardens from which there is a suitable exit to an external safe space away from the dwelling.

The apartments should be provided with a minimum of two potential exits to an external safe space away from the property.

3. Fire Separations

3.1 - Ceilings

The ceilings & floors that separate the two apartments are to be constructed in such a way as to provide a minimum of one-hour vertical fire separation. This should include the use of an appropriate level of fireboard on the underside of supporting beams.

Ceilings and floors within the individual houses are to be constructed in such a way as to provide a minimum of 30-minutes vertical fire separation. This may require the use of an appropriate level of fireboard on the underside of supporting beams.

3.2 - Walls & doors

Partition walls between all dwellings are to be of sufficient construction to provide a minimum of 60-minutes fire separation.

Internal partition walls within all dwellings are to be of sufficient construction to provide a minimum of 30-minutes fire separation.

Any communal stairwell that might be required for the two apartments is to be protected by walls of sufficient construction to provide a minimum of 60-minutes fire separation.

The following doors are to be FD30(S) half hour fire-resisting doors

1. Entrance doors to each of the two apartments
2. Doors to the bedrooms (all dwellings)
3. Doors to the kitchens (all dwellings)

3.3 - General

Where fire-partition walls are breached by cables and pipes, they are to be fully, and appropriately, sealed to help prevent spread of fire through the wall.

Any glazing used to form entire, or part of, fire-partition walls, must meet the general classification of the required fire-partition as defined above.

All fire doors should be installed as follows:

- a) With an appropriate number of fire-rated hinges (usually three)
- b) With a suitable overhead closer fitted
- c) With intumescent stripes & cold smoke seals inserted into either the doors or door frames
- d) Any vision panels required to be inserted into the doors, must match the fire-rating of the door.

4. Fire Detection & Alarm system

The installation of smoke alarms, or automatic fire detection and alarm systems can significantly increase the level of safety by automatically giving early warning of fire.

Building Regulations ADB Volume 1: Section 1: (Fire detection and fire alarm systems) states in paragraph 1.3: *All dwelling houses should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS5939-6 (currently BS5839-6:2019) to at least a Grade D Category LD3 standard.*

However, I strongly recommend that installation of the fire detection and alarms in each of the two apartments meets the standard of LD2. This would require fire detection to be installed in all circulation spaces that form part of the escape routes, and in kitchens and living rooms. Heat detectors are to be installed in kitchen areas with smoke detectors in all other areas as required. These fire detectors are to be local only to the individual apartment in which they are installed.

A communal fire detection & alarm system is to be installed for the apartments. This can comprise smoke detector/sounders in the communal; space with heat detector/sounders inside the entrance to each apartment. This system is recommended to be an Aico system with a test facility to be located in a suitable location (e.g. communal electrics cupboard).

Fire detection in the houses should be installed in accordance with British Standards BS5839-6:2019. Dwellings of 2-storey/floors less than 4.5m above floor level are to be installed with Grade D1 LD2 Dwellings with any floor greater than 4.5m above floor level are to be installed with Grade D1 LD1 There is no requirement to interlink fire detection between the houses.

Reference must be made to the detailed guidance in British Standards BS5839-6:2019 regarding installation and positioning of fire detection.

As far as I can see from the information currently provided, there is no requirement for a fire detection & alarm system in accordance with BS5839-1.

5. Emergency Lighting

Emergency lighting is to be installed within any communal space that is constructed for the apartments.

From the information currently provided, there is no requirement for any emergency lighting to one installed on the outside of the properties.

6. Smoke ventilation/extraction

Although smoke extraction and/or ventilation is always beneficial, there is no statutory requirement to install such systems in either of these properties.

7. Emergency fire-fighting equipment

There is no statutory requirement to provide any emergency fire-fighting equipment in a residential accommodation.

It is unlikely that the occupant will have received any formal training in the correct and safe use of fire extinguishers.

8. Electrical installation

Ensure appropriate certification is provided that confirms the new electrical installation conforms to current British Standards.

9. Gas installation

Any gas appliances must be provided with an appropriate Gas Safety Certificate

10. Fire safety signage

10.1 - Directional fire exit signs

From the information currently available, there is no requirement to provide any directional signs in these properties.

10.2 - Fire Action Notices

There may be a requirement to provide Fire Action Notices in the communal spaces of the two apartments.

11. Waste storage

Appropriate waste storage bins/skips must be provided at a suitably safe distance from exit doors from the properties.

If possible, and practicable, waste bins/skips should be placed in a dedicated, and securable, compound.

12. Responsible Person and Procedures

During the construction and renovation phases, the following requirements must be addressed:

- A) Appoint a Responsible Person, and Deputies
- B) Develop and document an appropriate set of actions to be taken in the event of a fire incident
- C) Provide appropriate emergency fire-fighting equipment
- D) Provide suitable means in order to raise an alarm when discovering a fire
- E) Provide relevant training
- F) Ensure accountability of all contractors and visitors

The Responsible Person(s) will be the site manager and the deputy site manager.

An appropriate number of Fire Wardens should be appointed with responsibilities that include ensuring complete evacuation of the site, and other inspection responsibilities from day-to-day.

12.1 Emergency Procedures

These must include the following information:

- The name of the Responsible Person(s) - i.e. the Incident Controller in the event of a fire incident
- Instruction to raise an alarm when discovering a fire
- How to raise an alarm
- Instructions on whether contractors are required to tackle a fire
- To commence immediate evacuation when hearing a fire alarm
- The location of the safe Assembly Point

12.2 Assembly Point

Designate a suitably safe location as an Assembly Point in the event of a need to evacuate the site.

13. General Requirements

13.1 Training

Implement a process whereby all contractors undertake a comprehensive site induction that includes instruction in the Emergency Procedures.

Training to contractors might also include instruction in the correct and safe use of fire extinguishers

All visitors should also undertake a site induction that includes instruction in the Emergency procedures to be followed in the event of a fire incident.

13.2 Accountability

Implement appropriate processes and protocols to ensure:

- All contractors sign a Fire Register when entering and leaving the site
- All visitors sign a Fire Register when entering and leaving the site

13.3 Emergency fire-fighting equipment

Provide appropriate fire extinguishers adjacent to the stairwells on each level of the building.

These should include:

- 1 x A-Rated fire extinguisher (capable of tackling a fire involving combustible materials)
- 1 x CO2 extinguisher (safe for use on fires involving live electrical appliances)

If an independent site office is to be provided, it should contain the following fire extinguishers:

- 1 x 6ltr Water Spray fire extinguisher
- 1 x 2kg CO2 fire extinguisher

Depending on the materials being used, the A-Rated fire extinguisher might need also to be capable of tackling a fire involving flammable liquids and LPG.

Extinguishers should be placed on dedicated stands with identification signs provided.

13.4 Emergency lighting

Serious consideration must be given to installing appropriate emergency lighting throughout the construction site to provide sufficient illumination in the event of a total loss of the main 110v lighting.

Emergency lighting is likely to be required only if areas within the buildings are likely to be in extreme darkness in the event of a loss of mains 110v lighting.

13.5 Means of raising an alarm

Install wirelessly-connected Evacuator Site Alarms (or similar) adjacent to the stairwells on each level of the building.

13.6 Smoking Area

Designate a suitably safe location as a smoking area.

This must be provided with a suitable metal container for cigarette waste; and a separate container for general waste.

13.7 General storage

Waste is to be stored in a suitable and appropriate commercial skip located at a suitably safe distance from the property.

13.8 Waste storage

Waste is to be stored in a suitable and appropriate commercial skip located at a suitably safe distance from the property.

13.9 Site Office and Facilities

Appropriate facilities are to be provided as a site office and for welfare facilities.

13.10 Inspections & testing

- Carry out weekly tests of the fire alarm devices
- Carry out daily visual inspections of fire extinguishers to ensure they are in their correct position
- Carry out weekly inspections of fire extinguishers to confirm needles in pressure gauges remain within the green segment
- Carry out regular evacuation drills (recommended to be at least monthly)

Maintain a Fire Log Book (or Record File) with documentation confirming all regular inspections, tests, and routine maintenance visits.

LOT 231 - Spalding

Residential Auction - 17th September 2020

allsop



VACANT - Freehold Development Site

The Former Red Cow Hotel, 8 High Street, Donington, Spalding, Lincolnshire, PE11 4TA

LOT 231 - Spalding VACANT - Freehold Development Site

The Former Red Cow Hotel, 8 High Street, Donington, Spalding, Lincolnshire, PE11 4TA

GUIDE PRICE *

£240,000+

Residential - 17th September 2020

Online Auction - Bidding opens at 7.00am, Lot 1 will not close before 9.00 am

Bidding opens at 7.00am, Lot 1 will not close before 9.00 am.



Key Features

- Part Occupied by a Grade II Listed Building
- **Planning for 18 Residential Dwellings**
- Providing 2 x One Bedroom Apartments, 9 x Two Bed Houses, 7 x Three Bed Houses totalling 15,177 sqft
- Site area approximately 0.339 Hectares (0.837Acres)
- 16 Car Parking Spaces
- Local Shops and amenities available along the High Street
- Donington Village Park is within easy reach

Vacant Possession

Tenure

Freehold

Location

- ✚ The property is situated on the north side of the High Street to the east of its junction with Market Place
- 📍 The High Street (A152) leads onto the A52 which in turn provides access onto the M1 motorway (Junction 25)
- 🚉 Spalding Rail station is situated 9.8 miles to the south
- 🛍 Local Shops and amenities are available along the High Street
- 🌳 Donington Village Park is within easy reach

Additional Information

- The property is situated within a conservation area.

Planning

- Local Authority: South Holland District Council
Email: planningadvice@sholland.gov.uk
Website: www.sholland.gov.uk

The property is to be offered with planning consent for the 'Proposed residential development along with the demolition of Tap Bar and rear projections'.

Reference - H04-1189-17

Date Granted - 27th April 2018

Viewing

To view please contact the joint auctioneer - karen@morrissandmennie.com - 01775 767 575

EPC - Exempt

Allsop

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Email: roseanna.eden@allsop.co.uk

Sellers Solicitor

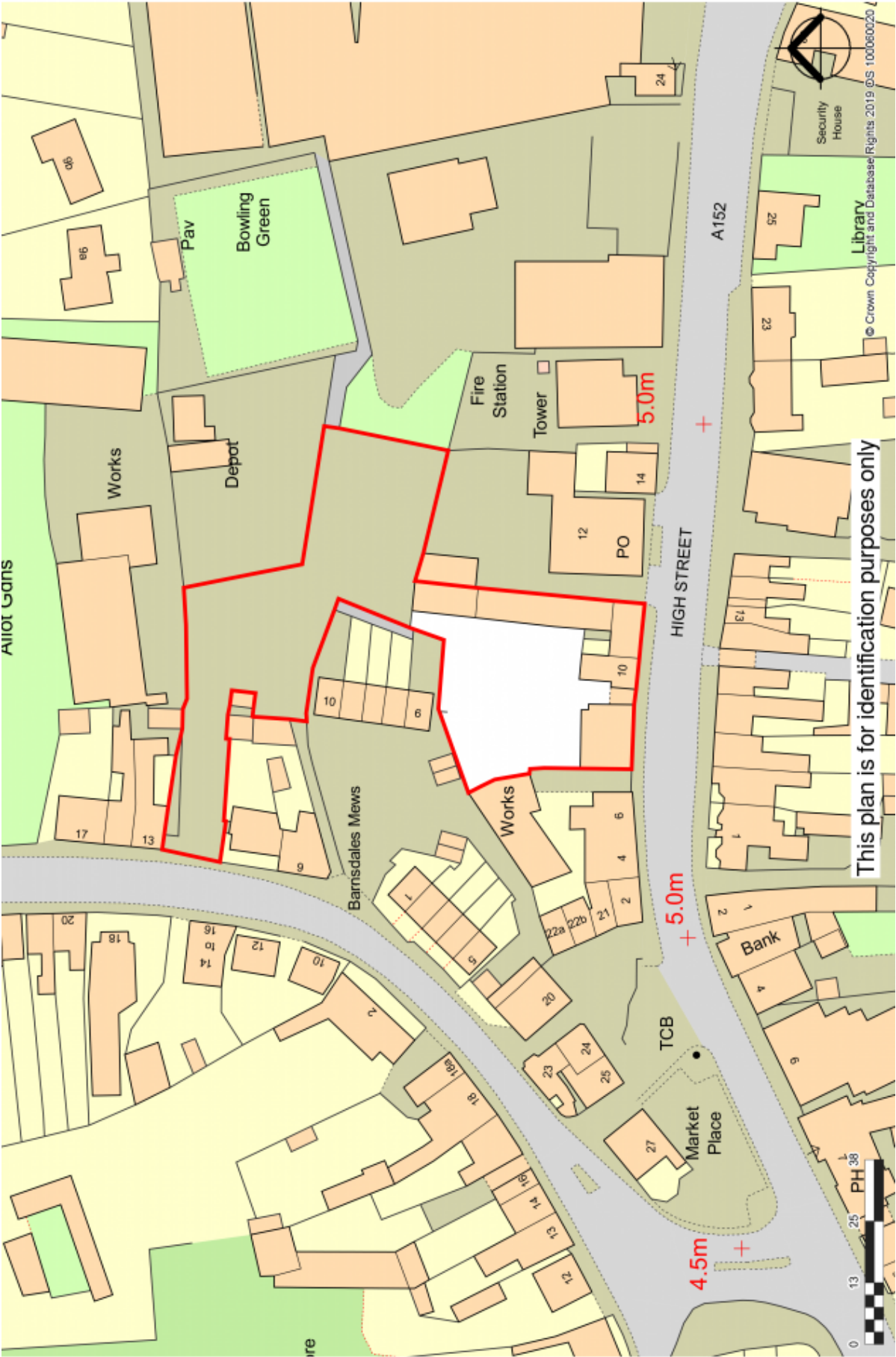
David Hicken.
Maples Solicitors LLP
Tel: -1775 722261
Email: david.hicken@maplessolicitors.com

Schedule

Unit	Accommodation	Approx GIA	
1	Three Bedroom End of Terrace	81.95 sq m	882 sq ft
2	Three Bedroom Townhouse	102.94 sq m	1,108 sq ft
3	Three Bedroom Townhouse	104.94 sq m	1,130 sq ft
4	One Bedroom Apartment	56.96 sq m	613 sq ft
5	One Bedroom Apartment	48.97 sq m	527 sq ft
6	Two Bedroom Townhouse	63.96 sq m	688 sq ft
7	Two Bedroom Coach House	102.94 sq m	1,108 sq ft
8	Two Bedroom Coach House	101.94 sq m	1,097 sq ft
9	Two Bedroom Coach House	90.94 sq m	979 sq ft
10	Two Bedroom Coach House	118.93 sq m	1,280 sq ft
11	Two Bedroom Semi Detached House	57.97 sq m	624 sq ft
12	Two Bedroom Semi Detached House	57.97 sq m	624 sq ft
13	Two Bedroom Semi Detached House	57.97 sq m	624 sq ft
14	Two Bedroom Semi Detached House	57.97 sq m	624 sq ft
15	Three Bedroom Semi Detached House	75.91 sq m	817 sq ft
16	Three Bedroom Semi Detached House	75.91 sq m	817 sq ft
17	Three Bedroom Semi Detached House	75.91 sq m	817 sq ft
18	Three Bedroom Semi Detached House	75.90 sq m	817 sq ft
Total		1,409.98 sq m	15,177 sq ft

Featured 1





Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9







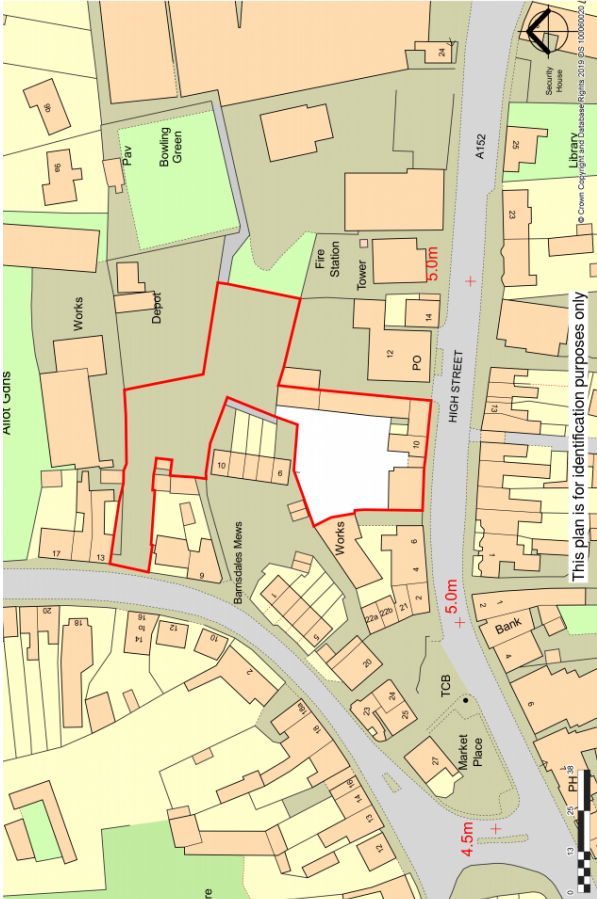


















Addendum

None at this time.

Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

Pre-registration approval to bid

Allsop now requires all bidders who wish to bid at our Auctions to Register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.

3. All guide prices are Quoted "subject to contract".

4. Please note the guide price for the Lot does not include:

- any Buyers' Fee charged by the auctioneers;
- VAT on the sale price;
- SDLT or any other Government taxes;
- additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.

7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

Buyers' fees, Seller's fees and additional charges

8. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,250** inclusive of VAT

- Lots sold for less than **£10,000**: Buyers' Fee of **£250** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.

12. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.

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