1.0 Introduction

The achievement of adequate and appropriate fire safety measures is an essential part of the performance requirements for the building and of the people responsible for, and using, it. The Buxton Hotel and Spa is a complex building and many systems, especially the fire safety systems, must be integrated to become important features of the complex.

Fire precautions for the building include two main areas, fire prevention and fire protection.

Fire prevention has the aim of preventing fire from starting at all. This area requires a major management contribution and the quality of management will influence the operation of the fire protection systems, the protection and evacuation of people, the safety of employees, the rescue of valuable items and the minimisation of damage to the building fabric and interruption to business.

Regular checks of hazards and risks can help management to make sure that adequate fire prevention measures are in place. The concept of risk assessment is now familiar and in respect of fire requires the identification of all hazards in the premises and the elimination or control of risks of fire.

Fire protection includes all the measures that are provided in a building to minimise damage to it and its contents in the event of fire, and to safeguard life.

Of the measures likely to be included in fire protection a number are classed as active fire protection. These include fire alarm and detection systems, sprinklers, smoke extraction systems, fire dampers, emergency lighting and procedures back up by training.

Passive fire protection measures offer protection to the building structure and the compartments within the building and they do this by providing fire resistance to help prevent spread of fire over surface finishes and the spread of fire between buildings.

2. Statement

Edmund Kirby have undertaken pre-application discussions with building control departments regarding adequate and appropriate fire safety measures.

HPBC have confirmed a preliminary acceptance to the building layout in terms of means of escape.

A fire strategy report will be prepared as part of the detailed design process. This will accompany the building regulations submission and provide full details of the fire engineering approach.