



Fire
Safety
Engineering
Consultancy

Date of report: 12th May 2026
Report prepared by R Taylor
Ref PB/RT/1278/2026

**Fire Engineering submission in support of the
proposed residential development**

at

**Plot 2
St Mary's Presbytery
Summer Street
Glossop SK13 8DP**



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Introduction

FSEC Fire Safety Engineering Consultancy has been commissioned by DOFNS Ltd to develop the fire engineering design for the provision of the internal alterations/conversion of an existing three-story house into two independent dwellings. This report refers to plot 2 as highlighted in the plans.

The purpose of this report is to satisfy the functional requirements of the Building Regulations on the basis of fire engineering principles.

The layout of the dwelling is in our opinion compliant with the recommendations of the prescriptive guidance document Approved document B Volume 2019 amended 2020 and 2022. Therefore, the object of this report is to demonstrate compliance with the functional requirements of Building Regulations. The final objective is to produce a level of life safety. The assessment has not primarily considered any requirements associated with property protection additional to those which are inherent within the prescriptive guidance and any discussions associated with variations to the prescriptive approach are on the basis of life safety.

It is considered that the recommendations in this report will provide sufficient guidance to obtain approval from the relevant authorities and achieve a satisfactory level of safety commensurate with the risks of the occupied premises.

This report is provided for the stated purposes and for the sole use of the Client. It will be confidential to the Client and the Client's professional advisers. FSEC accepts responsibility to the Client only. The report has been prepared with skill, care and diligence of a competent fire engineer, however, FSEC accepts no responsibility whatsoever to any parties other than the Client. Any supplementary parties rely upon the report at their own risk. Neither the whole nor any part of the report nor reference to it may be included in any published document, circular, or statement nor published in anyway without FSEC written approval.

This report has been produced from the plans specified. Should the design change from the drawings specified within this report, then a follow-up analysis must be undertaken prior to any changes taking place. The report should then be updated to reflect the changes in the design.

Building description

Plot 2 consists of a basement, ground floor and two upper storeys; the upper floors are served by a staircase running to the full height of the building, with the height to the second floor being greater than 4.5m above ground level. The entrance door to the dwelling is located at the side of the building, this leads into an entrance hall that has three doors that lead to a lounge, kitchen and a door leading down to the basement utility room.

Access to the upper floors is via the main staircase located within the entrance hall. The stairs lead to a bedroom, shower room and bathroom on the first floor. There is a further two bedrooms located on the second floor. The construction of the building is of traditional brick and block work having a pitched tiled roof.



General

Approved Document B Volume 1 2019 amended 2020 and 2022 paragraph 2.5 states: Dwellings having one storey more than 4.5m above ground level should have either of the following:

- A) A protected stairway that is separated by fire resisting construction at all storeys that complies with one of the following:
 - a, Extend to a final exit.
 - b, Gives access to a minimum of two ground level final exits that are separated from each other by fire resisting construction and fire doors.
- B) Alternative escape route, the top storey separated from the lower storeys by fire resisting construction and with an alternative escape route leading to its own final exit.

The proposals are to provide a protected stairway from the second floor to a final exit door located at ground level.

Matters for consideration

The proposals are to provide the following:

- Fire detection
- Fire Compartmentation
- Alternative means of escape

Fire detection

The automatic fire detection provided will be to BS 5839 part 6 2019 Grade D2 LD1 system. Smoke detection will be provided in the following areas:

Basement: Utility room.

Ground floor: Entrance Hall and lounge.

First floor: Landing and bedroom.

Second floor: Landing and two bedrooms

- Sound levels in each bedroom will achieve 75DbA at the bedhead and 85DbA at 3m in all other areas.
- Heat detection will also be provided within the ground floor kitchen.

Fire compartmentation

The fire compartmentation to the house will be 60-minutes' standard both vertically and horizontally, with 30-minute fire-resisting doors fitted in the following locations:

Ground floor: Kitchen, lounge and the door leading down to the basement.



First floor: Bedroom door and the door at the base of the second floor stairs.

Second floor: Two bedroom doors.

Alternative means of escape

Alternative means of escape will be available from the first-floor bedroom window.
The escape window will be in accordance with the following:

- The window will have an unobstructed openable area of at least 0.33m² and at least 450mm high and 450mm wide. In order to achieve the openable area of 0.33m² where one dimension is 450mm the other should be at least 750mm.
- The bottom of the openable area for standard window will not be more than 1100mm above the floor.

Conclusion

The design of plot 2 in our opinion meets the functional requirements of Building Regulations for the following reasons:

- A protected route is provided from the second-floor accommodation to the final exit door located at ground level.
- The fire alarm system fitted to BS5839, Part 6 grade D2 LD1, will provide early warning in case of fire.
- Suitable fire compartmentation is provided throughout the house.



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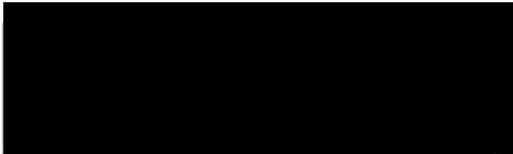
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Based upon the above proposals it is considered that adequate measures are provided to meet the functional requirements of the Building Regulations/planning approval.

This report is therefore submitted for consideration in this matter as forming a compliant solution under the functional requirements of the Building Act.

Yours sincerely

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Nationally accredited fire risk assessor under Warrington Exova FRACS scheme



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Floor Plans (not to scale)

