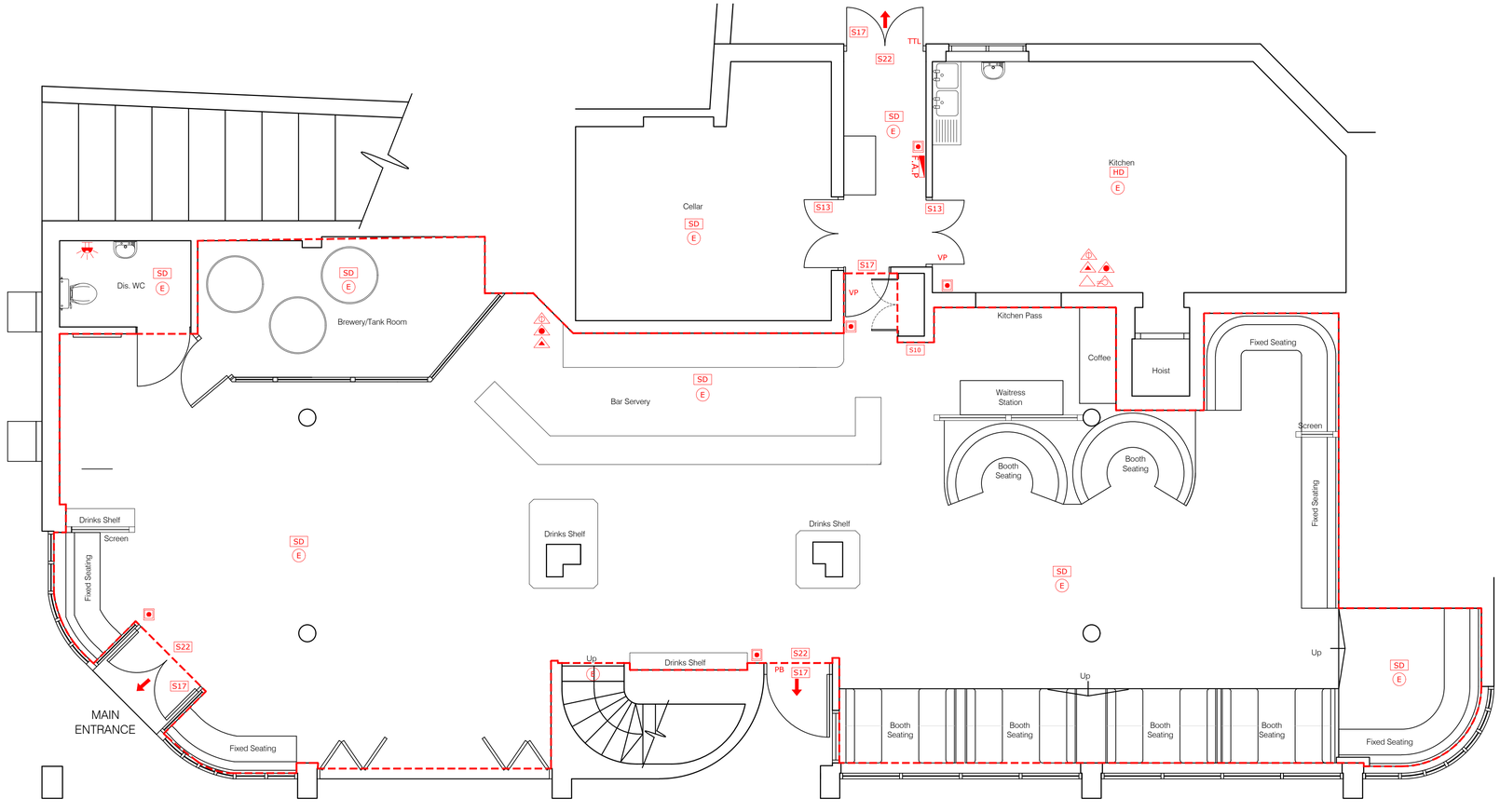
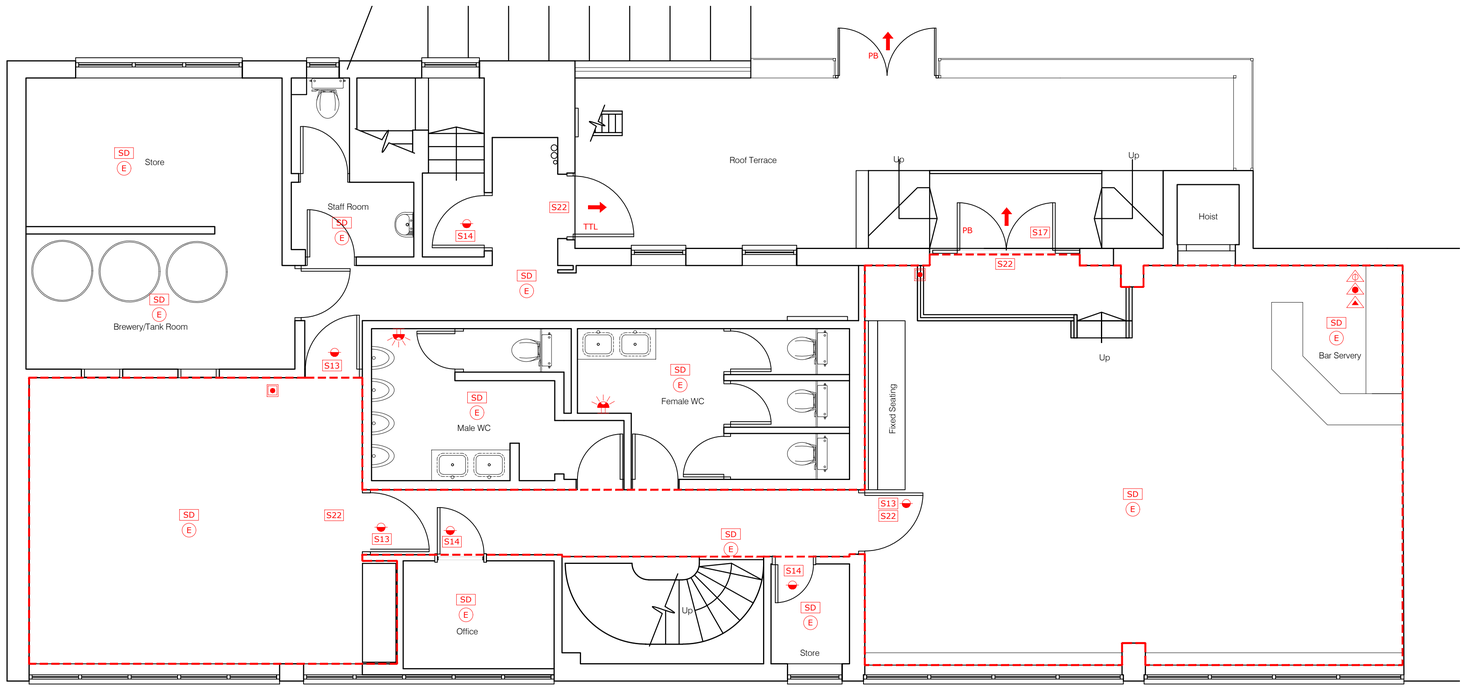


Ground Floor Plan

Scale 1:50



First Floor Plan

Scale 1:50

Fire safety installation legend

- 9 litre water extinguisher (Class A fire) to BS 5306-8:2023.
- 9 litre foam extinguisher (Class A & B fire) to BS 5306-8:2023.
- 2kg CO_2 carbon dioxide extinguisher (Class B & Electrical fire) to BS EN 17966:2024 & positioned in accordance with BS 5306-8:2023.
- Fire blanket provided & installed to BS EN 1869:2019.
- 6 litre wet chemical (Fry Fighter) extinguisher (Class A & F fire) positioned in accordance with BS 5306-8:2023.

  All fire extinguishers to have plywood patress built into wall and placed in accordance with BS 5306-8:2023.
- All existing fire alarm call points (BS 5839 to BS EN 54 -11:2001) to be retained. Assume existing positions are correct and present. Contractor to confirm.
- SD — Area covered by smoke detectors (in accordance with BS 5839) with integrated audible sounder base.
- HD — Area covered by ceiling mounted heat detector, provided in areas with new cooking equipment, installed in accordance with BS 5839 with integrated audible sounder base.
- S10 — Licensing plan display location - TBC.
- S11 — Assembly point signage location - TBC.
- S13 — Sign - 'FIRE DOOR KEEP SHUT' - 75mm letters to both sides of door leaf, in accordance with BS 5499-5.
- S14 — Sign - 'FIRE DOOR KEEP LOCKED' - 75mm letters to outer leaf, in accordance with BS 5499-5.
- S17 — Sign - 'FIRE DOOR KEEP CLEAR' - 75mm letters to both sides of door leaf, in accordance with BS 5499-5.
- S22 — Emergency Exit Sign - internally illuminated 'FIRE EXIT' or graphic equivalent - 75mm high letters, to be retained, where already provided & in accordance with BS ISO 3864-1 and BS 5499-4.
- Directional arrow to be provided in the direction indicated.
- Area covered by visual and audible alarm sounder giving 90dba output at 1m with visual alarm for disabled or easy access areas to BS 5839-1 (at high level to be agreed on site)
- E — Area covered by emergency luminaire. Certificates of compliance to B.S. 5839 (Fire Alarms) and/ or B.S. 5266: Part 1 (Emergency Lighting) to be provided to the fire Authority.
- FD30S (fitted with automatic closer, fire & smoke seals) to achieve a minimum 30mins fire resistance, when tested to BS 476-22 and built in accordance with BS EN 1634-1 to comply with Building Regulations. All fire doorsets should be marked with safety signs complying with BS 5499-5.
- FD60S (fitted with fire & smoke seals) to achieve a minimum 60mins fire resistance, when tested to BS 476-22 and built in accordance with BS EN 1634-1 to comply with Building Regulations. All fire doorsets should be marked with safety signs complying with BS 5499-5.
- F.A.P — Fire alarm system & repeater panel to be in accordance with BS 5839-1. Assume existing position is correct and present.
- Final exit widths to conform to BS 9999. Arrow denotes direction of escape, out. Occupation densities to BS 9999 as appropriate.
- PB — Existing Push Bar to be retained - Opens door without a key. Sign denoting operation installed on inside face, Contractor to confirm.
- TTL — Thumb Turn Lock, for quick release during escape.
- VP — Assumed Vision panel fitted in accordance with BS 8300, Contractor to confirm.

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REVISIONS

Rev	by	Date	Comment
A	JGM	07.11.2025	Changes as requested by licensing solicitor.
B	JRM	11.11.2025	Changes as requested

Licensing - Fire Safety Requirements

1. Doors & partitions required to be fire resisting are to be in accordance with British Standard B.S. 476 Pt. 3.
2. Fire resisting doors required to resist the passage of smoke at ambient temperature conditions should, unless tested in accordance with B.S. 476 section 311, to be fitted with a smoke seal.
3. The existing fire detection and warning system should be risk assessed and where necessary, be extended or amended to take account of the proposed alterations. Any additions or alterations should be in accordance with the recommendations of BS5839: Part 1 or an equivalent standard. Assumed L1 fire system provided, throughout.
4. The existing emergency lighting provision should be risk assessed and where necessary, be extended or amended to take account of the proposed alterations. Any alterations should be in accordance with the current edition of BS5266: Part 1 or an equivalent standard.
5. Illuminated 'EXIT' signs are to conform to British Standard B.S. 2560. All signage BS ISO 3864 - [19] clearly defining escape routes.
6. Fire fighting equipment to conform to British Standard B.S. 5423 & BS 5306-8 [38], all to Landlord's requirements.
7. Fire safety related signs & notices are to conform to British Standard B.S. 5449-4:2013
8. It should be ensured that the requirements of table 6.1 (shown below) of Approved Document B, requirements under section B2 are met for any new wall & ceiling linings.

Table 6.1 Classification of linings

Location

Small rooms of maximum internal floor area

a. 4m2 in residential accommodation - D-s3,d2
b. 30m2 in non-residential accommodation - D-s3,d2
c. Other rooms (including garages) - C-s3,d2
d. Other circulation spaces - B-s3, d2

Wall coverings which conform to BS EN 15102, achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate, will also be acceptable.

9. All mechanical and catering equipment installation with regard to fire safety including Ansul system, fire rated ducting, fire and smoke dampers etc. as specialist details.
10. Upholstered seating furniture should satisfy, as a minimum standard, (ignition source), (cigarette test) specified in British Standard B.S. 5852:2006 'Fire tests for furniture - Methods of test for ignitability by smokers materials of upholstered composites for seating' & British Standard B.S. 5852 Pt.2:1982 'Fire tests for furniture - Methods of tests for ignitability of upholstered composites for testing by flaming source'. For which latter standard crib ignition source 5 is the minimum requirement.
11. Any fabrics which have received a flame retardant treatment should be subjected to the water soak test detailed in British Standard BS 5651:1978 independent certification to the above standards should be provided from an accredited test organisation.
12. Curtains & drapes are to satisfy type B, performance requirements of British Standard BS 5867-2:2008.
13. Artificial foliage & other decorative effects are to be fire retardant to the satisfaction of the Fire Authority & Building Control.
14. Textile floor coverings should be tested to British Standard BS 4790:1987 (Effects of small ignition source hot metal nut method).
15. Vertically hung textiles should conform to British Standard BS 5438:1976

A copy of the laboratory test report form an accredited testing laboratory identifying compliance of the furnishing composite with the above mentioned British Standards must be forwarded to this Authority before installation & confirmation that the furnishings specified in this certificate have been installed in the premises.

16. Where works affect the floor slab (other than ground), when making good, the floor must be fire stopped to ensure a minimum of sixty (60) minutes fire separation, all in accordance with the Landlords requirements.
17. All wall and ceiling voids above 750mm clear are to have appropriate void detection installed to satisfy approved document B of the Building regulations & BS 5839 where applicable.
18. Under regulation 38. The person carrying out the work shall give fire safety information to the responsible person not later than the date of completion of the work, or the date of occupation of the building or extension, whichever is earlier.

LICENSING KEY

All licensable activities

Notes: Items shown on this plan which are not part of the statutory requirements are shown for indicative purposes only. This would include loose or fixed furniture in certain circumstances, the position of toilet cubicles, CCTV cameras (if shown) and fire safety equipment not specified in the regulations. These are shown upon the plans for illustrative purposes only and may be moved at the discretion of the licence holder.

The current location of fire safety equipment is shown. These may be subject to variation in the future as necessary and where applicable in liaison with the fire safety officer.

296116

CLIENT

Youngs & Co.

PROJECT

Cambridge Brewhouse
1 King Street
Cambridge

TITLE

Proposed Licensing Plan

DRAWN	CHECKED
JGM	--
SCALE @ A1	DATE
1:50	Nov '25

DRAWING NO.

5807/70/B

FOR APPROVAL

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