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COMMERCIAL PROPERTY  
**INDUSTRIAL**

CASE STUDY

# HEAD OFFICE INTEGRATED FIRE AND SECURITY SYSTEM

BATLEY, WEST YORKSHIRE

**CLIENT**  
XL Joinery

## PROJECT BRIEF:

FRG was tasked with designing a bespoke state of the art full service security system for the site including fire detection, external and internal monitoring and intruder alert to provide complete protection for both staff and stock housed in the cavernous 12,000m<sup>2</sup> warehouse.

Close proximity to the M62 meant the building had previously attracted theft and vandalism so there was an immediate need to secure it to protect it from potential threat. Due to access restrictions, all fire detection installation works on site had to be carried out within the refurbished building in the short 5 week time frame between contractor handover and client occupation.

## ABOUT THE CLIENT:

XL Joinery are a market leading supplier of wooden doors and have been amongst the most prestigious names in the Builders Merchants and Retail sectors across the UK for over 25yrs. Operating out of West Yorkshire they supply over 400,000 doors every year to the public and private sector.

Due to their success and to address the growing demand for their products, XL had taken over a large 16,000m<sup>2</sup> derelict building in Batley, West Yorkshire and undertaken a £76M refurbishment to create a huge warehouse to store their products with adjoining offices for staff use.



## FRG PRODUCTS/ SERVICES USED

- L1M P1 Addressable Fire Alarm System:
  - ▶ 180 addressable devices
  - ▶ Mission Critical FAAST Aspiration System covering the main warehouse 12,000m<sup>2</sup>
- Bespoke Security Solution:
  - ▶ HD Surveillance System
  - ▶ Perimeter Intruder Detection System
  - ▶ Video Management system
  - ▶ Grade 3 Intruder Alarm
- Remote Monitoring

## THE SOLUTION:

FRG carried out a detailed site assessment of the site and installed an Advanced MX PRO L1M P1 Addressable Fire Alarm system installation to all areas of the building including void spaces with additional Mission Critical Fire Alarm Aspiration System Technology (FAAST) covering the main warehouse area. This provides the highest grade of protection adhering to British Standards BS5839.

The extremely sensitive FAAST system provides ultra-early detection up to an hour before combustion occurs, even before any smoke is present. This gives extra time for the fire threat to be minimised, preserving life, protecting stock and maintaining business continuity.

FAAST uses Dual Vision sensing technology which is so precise it guards against false alarms thus decreasing potential business downtime and the associated costs. Using a conventional addressable fire alarm in the warehouse space would have required a sensor placed every 7m and installation of beams to reduce the sensor height.

The FAAST Aspiration System sensors are so sensitive they can be placed up on the 12m high ceiling without compromising safety and using volumetric calculations one sensor can cover 2,000m<sup>2</sup> of warehouse space which significantly reduced the number of sensors required down to just 6. These factors shortened the installation time significantly which was vital due to the short programme.

To complete the full security package FRG installed further layers of security to the outside of the building and external doors creating rings of protection around the property. Activity within 10m of the site triggers the Perimeter Intruder Detection System and activates the ten full HD CCTV tracking surveillance cameras covering the outside of the building and ten cameras inside covering entry doors and emergency exits.

The Infra-Red & True Day Night functionality guarantees clear and precise monitoring 24hrs a day regardless of visibility and weather conditions. Via remote monitoring from the FRG Control Centre any suspicious activity can be tracked and, if necessary, mobile guards deployed. If any of the external doors are breached the grade 3 intruder alarm is set off to further alert and deter.

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