Case Study

Fire and security systems for a luxury residential development

Knights Quarter, Winchester
Berkeley Homes

CSS Systems provided comprehensive fire and security systems for Knights Quarter, a luxury residential development in Winchester, consisting of five apartment blocks and townhouses. The installation included **Comelit Video Intercoms**, **Paxton Net2 Access Control**, and an **Advanced MXPro5 Fire Alarm System**.

Requirements

The client required a fully integrated fire and security system that would provide complete safety and control over the entire complex. Additionally, the system needed to support phased occupancy, allowing tenants to move in before the entire site was completed.
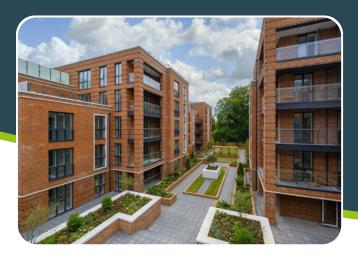
Challenges

The integration of the fire alarm system with the SE Controls smoke vent (AOV) system was critical to ensuring efficient smoke clearance in the event of a fire. Coordination between both systems and local fire authorities was required for compliance testing. In addition, the site had strict delivery restrictions and tight deadlines, making coordination with the construction schedule essential. Phased occupancy meant that each block had to be commissioned separately, while ensuring fire and security systems were functional and compliant throughout the process.

Solutions

CSS expertly integrated the Advanced MXPro5 Fire Alarm System with the AOV system, ensuring both worked seamlessly together for fire safety. The fire and security systems were tested in real-life scenarios with local fire brigade participation to meet regulatory standards. To accommodate phased occupancy, we commissioned each block individually, allowing tenants to move in while construction continued. Once the entire site was completed, all systems were networked to provide centralised control.

Benefits

Enhanced safety: Early fire detection and AOV integration ensure fast response times and safe evacuation during emergencies.

Improved security: The combination of video intercom and access control systems offers robust protection against unauthorised access.

Regulatory compliance: All systems were installed to meet NSI Gold and BAFE standards, ensuring full compliance with fire and security regulations.

Future-proof: The systems were designed for scalability, allowing easy upgrades as the development grows.

Conclusion

CSS successfully delivered a comprehensive solution for the Knights Quarter development, ensuring safety and security across the entire complex. The project was completed on time and within budget, with all systems fully integrated and compliant with the latest regulatory standards. Our ability to manage phased commissioning and coordinate with multiple stakeholders ensured a smooth handover and successful project outcome.

To find out more

Give us a call on **01992 939700** for a free impartial consultation and find out how CSS can help you.

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