



Drawing on industry-leading qualifications and extensive consultancy experience, Bath & West Fire & Safety was appointed to oversee the fire compliance strategy for this project. Our primary objective was to leverage our technical expertise to conduct a rigorous, comprehensive fire risk assessment, ensuring the client's premises met all current regulatory standards whilst identifying critical areas for safety optimisation.

»» CASE STUDY:



The Queensberry Hotel in Bath
A high end investment in guest safety.
Upgrade by Bath & West Fire & Safety Ltd

» The Brief:

An iconic Georgian townhouse hotel in the heart of Bath, The Queensberry commissioned a complete replacement of its legacy fire alarm system.

The existing setup:

- » Separate search panels for different areas of the building
- » Limited location identification
- » Outdated compliance status
- » Increasing maintenance challenges

The objective was clear:

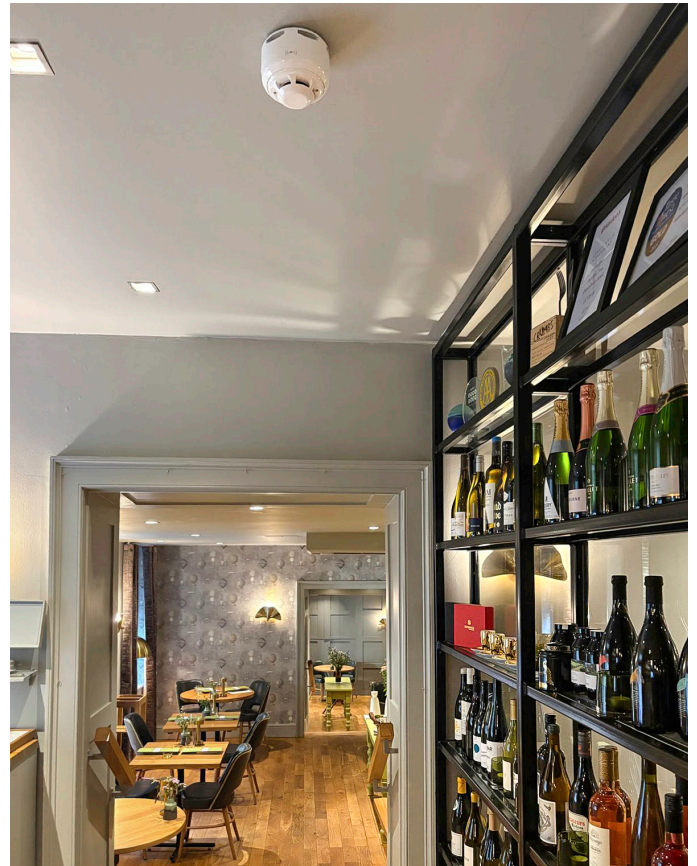
Future-proof the hotel with a fully compliant, intelligent, wireless life-safety system — without compromising guest experience.

» The Solution:

Bath & West Fire & Safety Ltd installed the **Cygnus** — a next-generation radio wireless fire detection and alarm system.

Key System Specifications

- » Installed to L1 grading – EN54 and BS5839 Part 1: 2025 compliant
- » Fully wireless radio fire alarm and detection system



- » Precise identification of fire location (no more zoned guesswork)
- » Alarm sound levels increased to 75 decibels at bed head (above the 65dB standard)
- » Detector and sounder unit in every bedroom
- » Full DDA compliance
- » Audio and visual alarm devices installed in disabled toilets



For a hotel operating within historic Georgian architecture, the wireless solution eliminated the need for major structural disruption while delivering cutting-edge compliance.

It's All in the Planning

A project of this scale in a live hotel environment demands meticulous planning.

Working with Cygnus, the process began with a full review of:

- > The complete hotel footprint
- > Detector positioning
- > Call point locations
- > Disabled rooms and facilities
- > Risk profile and evacuation strategy

The team conducted a comprehensive site visit the week prior to installation to finalise logistics and minimise operational impact.

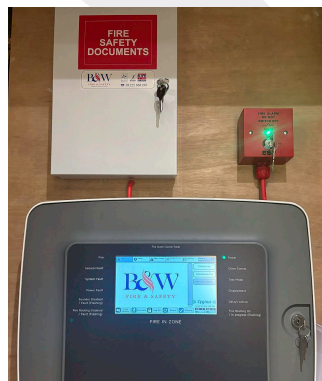
Execution Window: 36 hours

The hotel closed for a tightly managed 36-hour window.

- > Team of 4 engineers
- > Entire system installed, commissioned and tested
- > Fully operational before reopening
- > Staff training completed before handover

> The Result:

A seamless transition from a 1986 system to a 2025-compliant life safety infrastructure — with minimal disruption.



Client Testimonial

“Initially, I was quite nervous about undertaking a project of this scale in our working/open hotel environment. However, from the very beginning, Darren and his team put us completely at ease with their clear communication, professionalism, and attention to detail.

The fire system installation was carried out efficiently and with minimal disruption to our guests and operations. The system was installed to a very high standard, thoroughly tested, and fully explained to our staff.

We now have complete confidence in the safety of our hotel and would not hesitate to recommend their services.”

Kai Greenslade, Maintenance Manager
The Queensberry Hotel

What's Next

In June 2026, Bath & West Fire & Safety Ltd will return to:

- > Install new fire extinguishers
- > Upgrade emergency lighting systems
- > Ensure The Queensberry maintains ull-spectrum fire safety compliance across all systems.

The Final Result

- > Complete regulatory compliance (EN54 and BS5839 Part 1: 2025)
- > 100% building-wide detection coverage (L1 standard)
- > Faster incident response through exact location identification
- > Improved audibility (75dB)
- > Full DDA compliance
- > Delivered in just under 36 hours

A future-proofed, intelligent life safety system — protecting guests, staff, and a historic Bath landmark for decades to come.