

47 COLDHARBOUR LANE,
HAYES,
UB3 3EE

FIRE SAFETY STRATEGY

Background

The development site forming part of this application is a two-storey terraced property with shop at Ground Floor and proposed flats at First and Second Floor level. The proposed site is situated along Coldharbour Lane. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve highest standards of fire safety. This fire safety strategy has been prepared to comply London Fire Safety Guidance D12 (A). The statement responses to the criteria 1,2,3,4,5 and 6 relevant to proposed flats.

Introduction

Criteria-1

Identify suitably positioned unobstructed outside space.

A) Information on space provisions for fire appliances.

Fire appliances can be parked outside the site on Coldharbour Lane as existing site situation. The proposed flats are accessible from Coldharbour Lane and East Avenue.

A) Information on appropriate for use as an evacuation assembly point

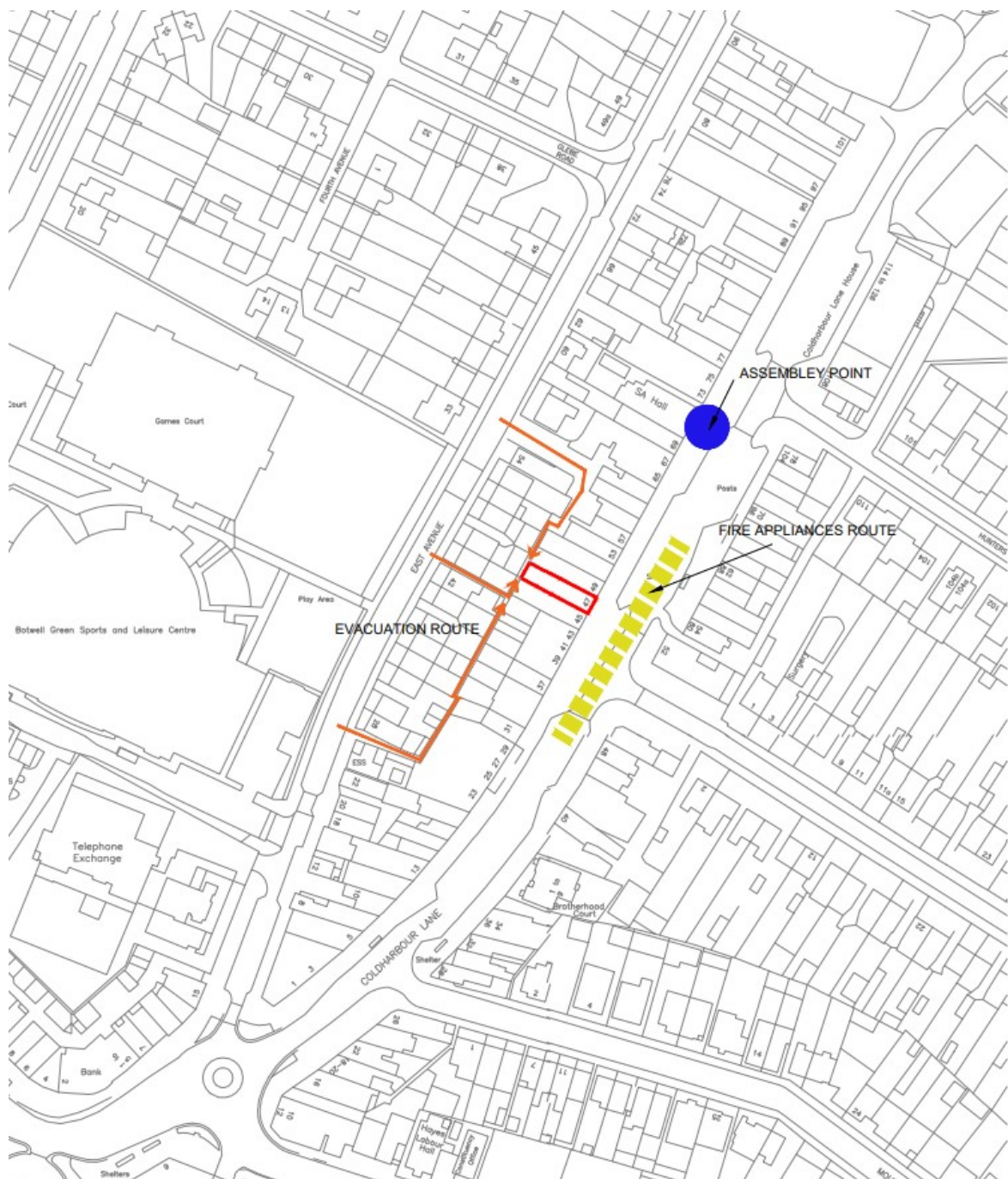
In the event of fire, residents will be evacuated in front of Salvation Army Hall along Coldharbour Lane as evacuation assembly point. There is second evacuation route to the rear of the property to East Avenue.

Criteria-2

Information on passive and active safety measures

Proposed flats will be designed to incorporate appropriate fire strategy to reduce risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measure.

Fire detector to be provided in the hallway and all the habitable rooms. The planning, design, installation, commissioning, and maintenance of fire detection in the property would be in line with BS 5839-6:2013. Heat Detector will be installed in the kitchen. Carbon Monoxide detector will be installed near boiler with Gas Safe registered installer. D30 door would be provided within hallway. D60 door will be installed to main flat entrance door, fitted with smoked seals and self-closing. Velux smoke vent to be provided at second floor hallway ceiling. CO2 Fire extinguisher will be provided in the kitchen, hallway within flats and common hallway. Emergency lights will be provided within each flat and common hallway. Fire exist sign will be clearly displayed on common hallway and stairs way. Break glass call points will be provided within each flat as well as common area. Fire alarm panel will be provided at ground floor entrance level.



Criteria-3

Information and data on construction products and materials

All proposed external walls are to be constructed to achieve a minimum 60 mins fire rating and external walls are to be finished to comply with Class B-s3, d2(2) to prevent surface spread of fire. Materials and construction will be designed to comply with Part B Volume 1 2010. The existing and proposed windows of the property falls within the maximum openings areas as described in chapter 11 of ADB Volume 1.

Fire rated master board will be supplied to the external surface of the proposed timber walls.

The proposed roofs will have AA fire rating.

Fire collar will be provided wherever service pipes passing through the floors.

Fire plaster board will be provided at roof ceiling.

Existing floor between two flats will be upgraded for 60 mins fire rating.

All separating walls between two flats will have 60min fire rating.

Proposed stairs will have 60 min fire rating.

All structural steel will be painted with intumescent paint and encased in fire plasterboard.

Fireproof plasterboards will be applied to all the internal partition walls to minimise risk of fire spread.

Criteria-4

Information on means of escape and evacuation strategy.

The existing and proposed flat layout allows for safe escape from all rooms in line with ADB. Habitable rooms on the upper floors have direct access to the protected stairway which leads to the front door, and final exit. Fire egress windows will be provided to both the flats. Means of escape is also possible to the rear of the property via first floor balcony and flat roof of the shop to the East Avenue.

Criteria-5

Information on robust evacuation strategy.

The existing and proposed flat will be used as self-contained flat for single family and not for a house in multiple occupation. A bullet point, easy to read, fire safety plan would be prepared, laminated and placed in each habitable room of the flat in a safe easy to read area as well as on a notice board in the kitchen.

Criteria-6

Information on access and equipment for firefighting

Access for a pumping appliance is possible within 45m from all points inside the dwelling house. Sufficient space in front of the Ground Floor entrance for hose pipe and other equipment to be used for firefighting.

Conclusion

The existing means of escape would be retained. The proposed extension of the first floor flat and new build second floor flat would be constructed to comply current building regulations. This statement clearly explains how the proposed development would comply Fire Safety Policy 12D(A).