



Hyde Park Hayes 5

Comments on fire strategy for evacuation of disabled people in the event of an emergency

There are designated disabled refuge points within the stair cores on all floors, as shown on the floor plans submitted with the Planning Application. These refuges are within a fire protected area, which will allow those people unable to use the stairs to wait, in safety, for assistance in the case of an emergency “all-out” evacuation of the building.

These cores will be constructed to maintain structural stability for the required period under the Building Regulations and they will be separated from the office areas by fire rated doors. There is level access from the floor plates into the cores and the travel distances from all parts of the building are within those set out in the Building Regulations. Fire exit and refuge signage will be provided to ensure escape routes are easily identified.

The building management plan will set out how disabled people will be evacuated from the refuges and this can be via a number of ways, i.e.:-

1. Fire wardens on each floor will check whether anyone requires assistance. Evacuation can be via “evac chair”
2. The refuge points can be connected to reception by means of an intercom, a lift can be identified as an evacuation lift for use in the event of an emergency by trained members of staff.

The actual method of evacuation will be agreed during the detailed technical design stage of the project.