

PLANNING FIRE SAFETY STRATEGY

FIRE STATEMENT

Project Address: 1 Chippenham Close HA5 2NF

Description: Erection of a first floor side extension

INTRODUCTION

This Fire Strategy Statement is submitted on behalf of the applicant in respect of a planning application for Erection of a first floor side extension. This Statement is an indicative fire strategy detailing how main issues can be addressed and should be read in conjunction with other drawings and documents accompanying the planning application. Further details can be conditioned after Fire Brigade / Building Control consultation. The Statement is submitted pursuant to requirements of Policy D12 of the London Plan (2021).

This Statement comprises:

- Access for fire appliances and Evacuation assembly point;
 - Features which reduce the risk to life and the risk of serious injury in the event of a fire.
 - Measures that minimise the risk of fire spread.
 - Means of escape and an associated evacuation strategy for all building users.
 - Robust strategy for evacuation which can be periodically updated and published; and,
 - Suitable access and equipment for firefighting.
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ACCESS FOR FIRE APPLIANCES AND EVACUATION ASSEMBLYPOINT

The front of the building offers sufficient unobstructed space for fire appliance access. Fire appliances could park outside. There is pedestrian access down the side of the dwelling to the rear garden.



Figure 1 – Front of Building.

Further along The Chippenham Close there are areas with plenty of space where evacuated people could meet at a safe distance. Building occupants will be made aware of this upon signing their contract.

FEATURES WHICH REDUCE THE RISK TO LIFE AND THE RISK OF SERIOUS INJURY IN THE EVENT OF A FIRE

Given that an existing building is on this site, the development will be upgraded where necessary to comply with appropriate building regulation standards. Measures will be incorporated into the scheme to reduce the risk to life and serious injury in the event of a fire including the provision of smoke alarms and the use of fire-resistance rated walls and floors and features that are designed to compartmentalise the building and to contain a fire.

All fire exits and means of escape will be clearly marked.

MEASURES THAT MINIMISE THE RISK OF FIRE SPREAD.

As described before, the building will use fire-resistance rated walls and floors and features that are designed to compartmentalise the building and to contain a fire.

Also, it will incorporate safe measures for fire detection, means of warning occupants, means of escape and means of control of a fire to satisfy part B of the Building Regulations.

MEANS OF ESCAPE AND AN ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS

The evacuation strategy will be clearly positioned in the flats and in the common parts of the building at each level, as well as in the existing commercial units. The means of escape will be clearly signposted and will be via the stairwell.

ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED.

The evacuation of the building will be periodically reviewed and updated to give a continuous robust strategy to evacuate the building to a place of safety.

A report detailing exit routes, evacuation points etc will be distributed to each occupier of the building and updated when required.

SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING

Suitable access and equipment for firefighting will be incorporated into the scheme in compliance with Building Regulations. Fire extinguishers can be placed in communal areas.

Everything will be discussed and agreed with Building Control to satisfy all the appropriate standards.
