

DOTS

Architectural Services Ltd
••• from survey to planning to construction

FIRE SAFETY STRATEGY FOR 58 Station Road Hayes UB3 4DF (Rear Side)

London Plan policy D12 requires the submission of a Fire Safety Strategy on all planning applications.

The property currently includes a shop (commercial activity) at the rear ground floor level. The proposal includes flats at First Floor, Second Floor and Loft Levels.

Information on space provisions for fire appliances and assembly points (criteria 1).

Unobstructed, dedicated and covered area for the storage of fire equipments have been designed at the rear of the building.

Information on passive and active safety measures (criteria 2).

It is proposed to introduce smoke detectors in each room and to install a heat detector in the kitchen area.

Information and data on construction products and materials (criteria 3).

The proposed materials are Red brick for cavity walls and insulated block work with fire proof, 18mm thick plaster wall finishes to internal walls.

No new materials have been introduced that would affect the main escape route.

Information on means of escape and evacuation strategy (criteria 4).

Any habitable rooms will benefit from a direct escape route that will comply with the minimum standard requirements set by the current Building Regulations.

Information on access and equipment for firefighting (criteria 6).

It is not proposed to alter the front elevation of the original dwelling house facing Station Road, access for firefighting will therefore remain as existing but improved.