

Augment Architecture

FIRE SAFETY STRATEGY

Address: 175 Benhill Road SM1 3SB

Our ref: 165

Dear Sir or Madam,

This statement contains the following information required by the local authority.

1. Where fire and rescue services pumping appliances can be sited.
2. The location for an outside evacuation assembly point.
3. Features to reduce risk to life including fire alarms and passive and active fire safety measures.
4. Construction in a manner to minimise the risk of fire spread.
5. Suitable and convenient means of escape.
6. An evacuation strategy.
7. Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The following statement is appropriate for the size and use of the development. The existing building is a 2 bedroom single family dwelling house. The proposed development is for a 4 bedroom single family dwelling house. There will be no change to how the building is accessed from the street by fire services. There are internal layout changes proposed and due consideration has been and will be given to the requirements of Part B before and during construction.

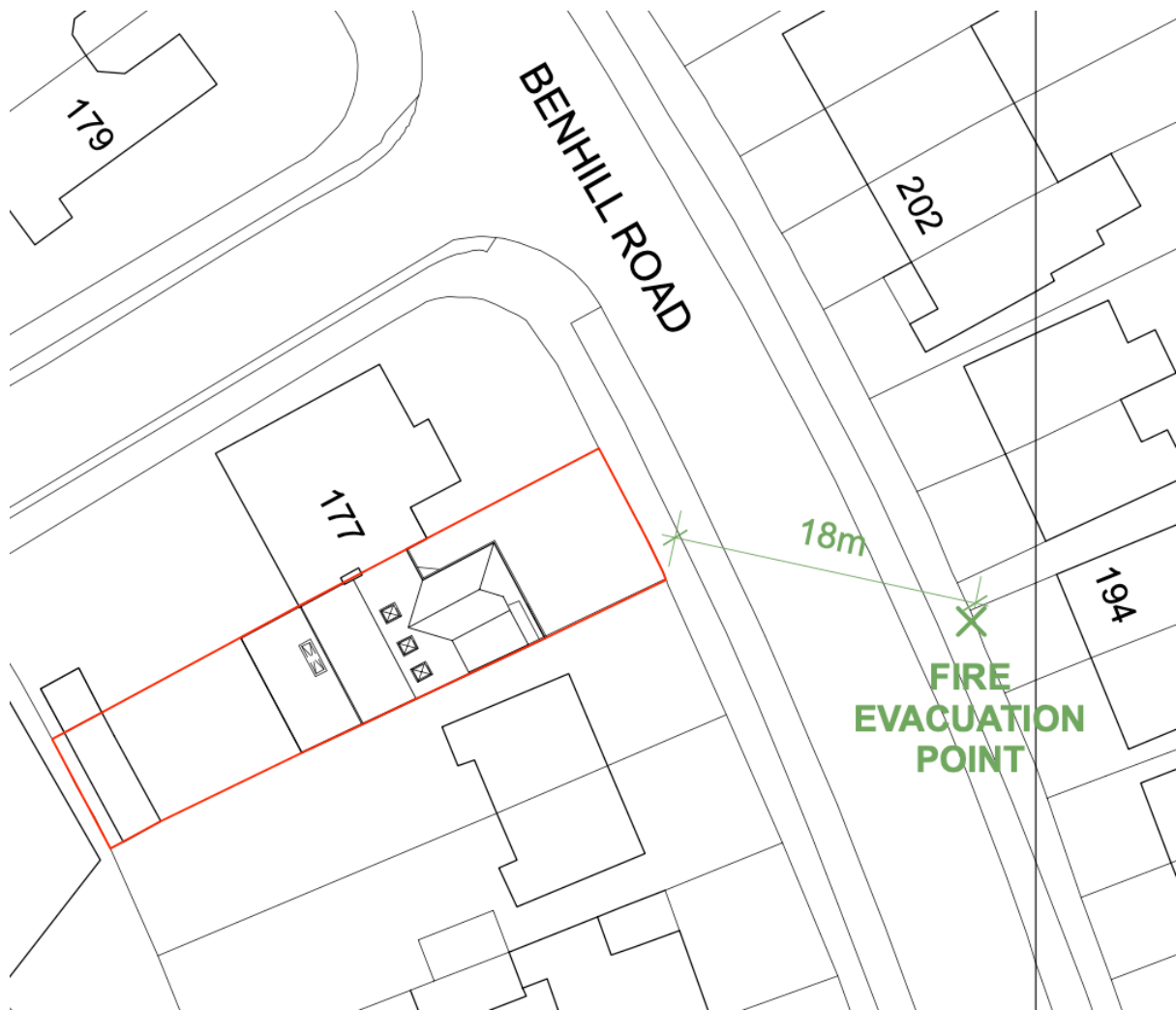
THE SITING OF FIRE RESCUE SERVICES AND PUMPING APPLIANCES

These would be sited on Benhill Road, on the street outside of the property. Benhill Road is a residential street with good vehicular access. The proposals make no change to how pumping appliances would reach and access the site.

THE LOCATION FOR AN OUTSIDE FIRE EVACUATION ASSEMBLY POINT

The below location outside of no.194 Benhill Road is proposed as a fire evacuation point. This is at a safe distance of 18m from the site, which exceeds the recommended minimum of 50feet / 15 meters.

A copy of this Fire Strategy will be included in the Health & Safety File and will be available to all occupants on site to review.



FEATURES TO REDUCE RISK TO LIFE INCLUDING FIRE ALARMS AND PASSIVE AND ACTIVE FIRE SAFETY MEASURES

The building will be built in accordance with Building Regulations Part B.

Active measures, including smoke detectors with sounders, installed to the relevant regulations will be fitted within the main circulation routes. A heat detector will be located within the kitchen area.

Passive measures to reduce risk to life including min FD30 fire doors along the protected means of escape and suitable compartmentalisation to be compliant with 30 minutes of fire protection.

CONSTRUCTION IN A MANNER TO MINIMISE THE RISK OF FIRE SPREAD

The refurbishment works will be carried out in accordance with Building Regulations Part B. Appropriate compartmentalisation will be installed in a good and workmanlike manner.

Fire doors will be installed that are rated to minimum of 30 minutes and 30 minutes compartmentalisation between partitions, ceilings and floors will be installed.

SUITABLE AND CONVENIENT MEANS OF ESCAPE.

From the ground floor, there are proposed two points of egress. The existing front entrance door will be maintained. The rear door will be replaced with a bi-fold door which will also provide a secondary escape route from the main living/kitchen/dining space towards a safe distance at the rear of the garden.

Escape from the first floor will be via a single flight of stairs within a hallway/protected means of escape. The stairs lead directly to the front entrance door.

The means of escape is convenient, safe, and intuitive.

AN EVACUATION STRATEGY

The proposal is a single, family dwelling. In the event of a fire, the fire alarm will sound alerting occupants. The escape routes are convenient, safe and intuitive. A copy of this Fire Strategy will be included in the Health & Safety File and will be available to all occupants on site to review.

A fire evacuation points has been included within this statement outside of no.194 Benhill Road.

PROVISION OF SUITABLE ACCESS & EQUIPMENT FOR FIREFIGHTING

The proposal is a single, family dwelling. Access is not restricted onto the site from the street. Access is possible to the rear of the site by passing along the driveway of the adjoining property and crossing over the boundary fence/wall at the rear.

The only firefighting equipment on site may be a 1kg powder fire extinguisher and blanket. This may be located within the kitchen where a domestic fire may be most likely to break out.