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FIRE STRATEGY REPORT

for

WINDOW REPLACEMENT

at

5&6 OAKHILL PARK MEWS

HAMPSTEAD, LONDON

NW3 7LH

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1 INTRODUCTION

This Fire Strategy Report has been prepared to accompany a full planning application for the proposals to replace the existing external doors and windows an existing dwelling.

Current Use class order C3 residential.

No additional floor are being created.

All doors and means of escape and access remain unchanged.

2 SITE AND SURROUNDINGS

The property is located at the upper north end of Oakhill Park Mews located off Oak Hill Park Road.

The houses are part of a 3-dwelling terrace.

The property is accessed via a walk path from the lower end of the mews.

The properties both have clear open garden to the front and a shared access alleyway to the rear.

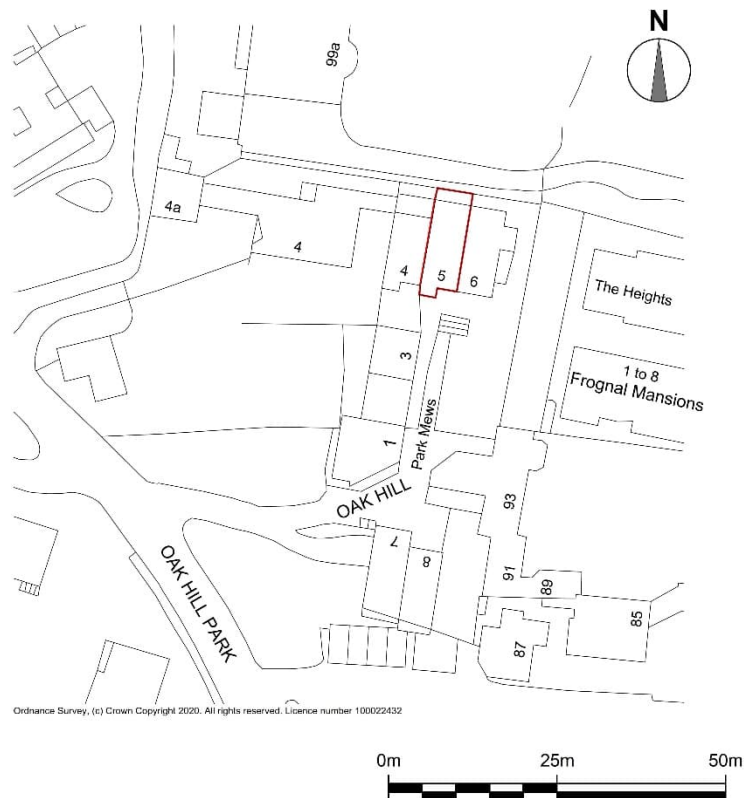


Figure 1- site plan

3 ACCESS

Fire appliances currently access the mews via Oak Hill Park Road. This remains unchanged.

Clear access to the frontage of the property provides suitable access for firefighting which is appropriate for the size and use of the property.

The dwelling units 5 & 6 are identical in layout. In each dwelling there is a single internal staircase serving first and second floors.

The existing stair is a protected stair on the 1st and 2nd floor.

All existing doors opening onto the stair are min. 30min fire rated.

There are no changes proposed to the internal doors.

The staircase at ground floor is open plan with the living space and kitchen.

The dwellings are fitted with a mist spray fire suppression system in the kitchen which is linked to a mains powered fire alarm system in each dwelling.

The front door of each dwelling provides immediate access to the large front garden. Both unit 5 and 6 have rear doors from the kitchen area into the alleyway. These doors serve as secondary means of escape.

The replacement windows at the rear will be fire rated to provide safe egress from the rear of the building.

The large common garden area to the front, central focus to the mews houses, is designated as the existing evacuation assembly point.

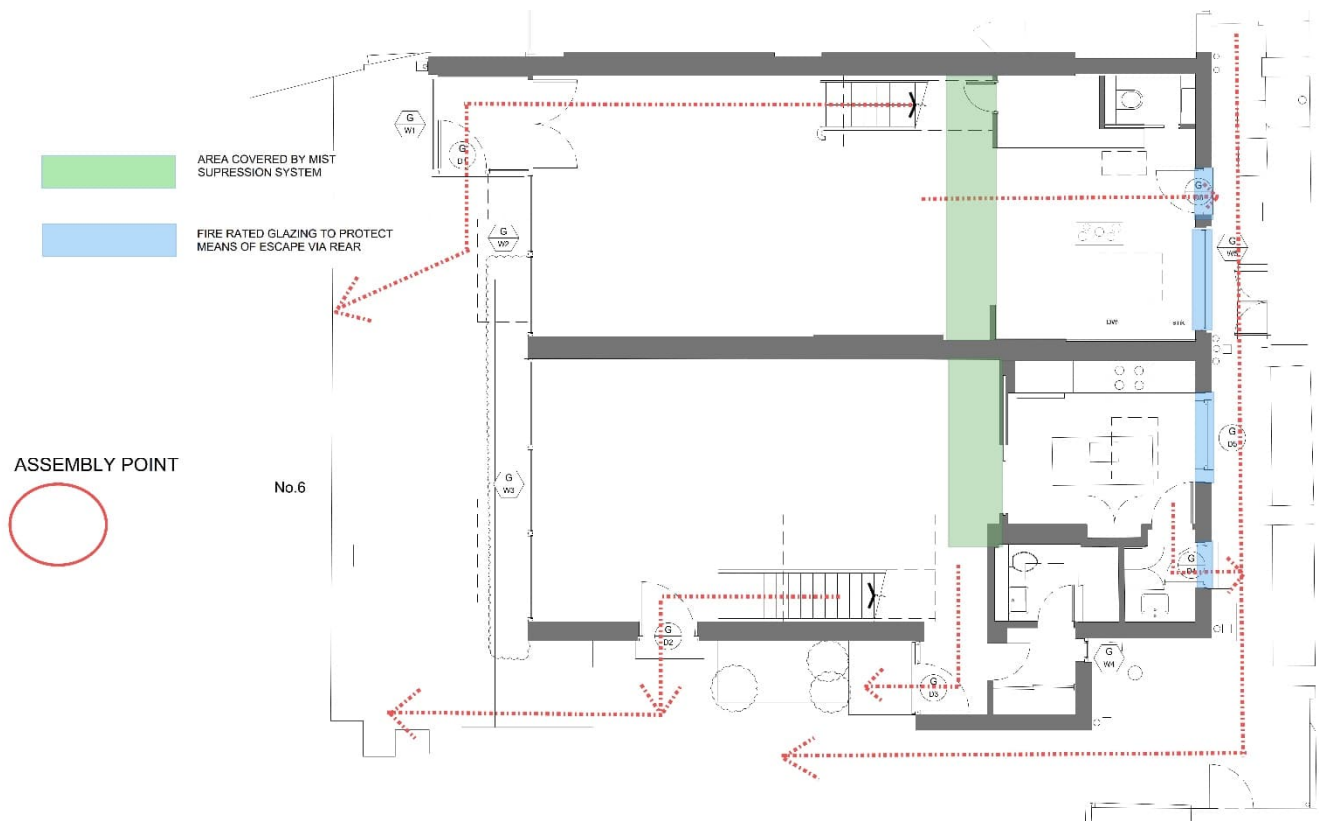


Figure 2 - Fire Plan

4 PASSIVE FIRE PROTECTION

The existing properties already include features to reduce the risk to life and serious injury in the event of a fire through the use of fire alarm systems, water-mist fire suppression systems and passive fire safety materials and measures.

During the course of the proposed works, the contractor will provide suitable hand-held fire extinguishers at strategic positions, as required in the contractor's Health & Safety Plan.

Due to the private, single occupancy residential status of the dwelling, there are no requirements for any permanent provision for firefighting equipment inside the property.

The works proposed in this application are the replacement of existing external windows and doors.

The materials used in the works are designed to minimise the risk of fire spread.

All windows at ground level facing to the rear alleyway will be replaced with fire rated glass in order to protect the alternative rear route of escape.

The open plan Kitchen and Dining space is already fitted with a main fire alarm system with linked mist fire suppression system.
The existing staircase is already protected with smoke detectors to comply with current building regulations.

Electrical and Gas Safety: All existing electrical and gas installations comply with relevant safety regulations. There are no proposals to alter the existing system.

5 SUMMARY

All fire safety is crucial regardless of the size of the extension.
All works carried out must prioritize the well-being and safety of occupants.
All works are to comply with local building regulations and guidance sought from the appropriate authorities if needed.