

Flat 1, 30 Redington Road, London NW3 7RB

Fire Safety Strategy

Description: Extension to side of ground floor flat

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Document: Based on Policy Criteria for London Plan policy D12(A)

1. Identify suitably positioned unobstructed outside space for:

A. Fire appliances access and location.

- The existing property is situated in a urban area with two driveways accessible via dropped kerb to Redington Road. It is a detached building with a front garden. The extent of the property is marked by a single yellow line along the road with dropped kerb access.

These access routes are applicable for both the construction and occupation phase.

B. Appropriate for use as an evacuation assembly point.

- The most appropriate assembly point is the exterior front entrance walkway which is part of the property. The property is on the ground floor and has 4 bedrooms, offering sufficient space and time to assemble. The building is shared with 4 other flats. The front garden has room for all residents.

2. To be designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

- The scheme will comply with current Building Regulations.
- Active protection: Automatic and wired smoke detectors will be fitted and loose/manual extinguishers will be positioned.

3. To be constructed in an appropriate way to minimise the risk of fire spread.

- Fire resistant materials will be used to build the internal partitions and ceilings to comply with the Building Regulations.

- Additional effort will be made to choose fire resistant materials for the internal finishes during the procurement process to minimise the risk of fire spread.

4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

- All habitable rooms to connect directly on to a hall leading to an existing protected communal stairway, exiting to the front of the property via the lower ground floor main communal entrance.
- Additional exit routes are available to the front of the property via Bedroom 02, as well as additional doors to the rear garden, with access to a side passage out to the assembly point.

5. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

- During the construction phase, a manual fire bell should be installed to warn the site in case of a fire and also fit battery operated smoke detectors. There should be manual fire extinguishers positioned at relevant locations. The escape route must be clearly indicated with boards. Any temporary door to hoardings will not be locked and must be operated from the inside to let the workers leave the site safely.