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PLANNING FIRE SAFETY STRATEGY 119 Coppetts Road, London, N10 1JL

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1. Information on space provision for fire appliance and assembly point.

See images in Appendix A: Fire Strategy – Ordinance Survey Map and Google Street View.

2. Information on passive and active safety measures.

Proposed basement extension has been designed in accordance to guidelines contained in Approved Document Part B Volume 1.

House to be fitted with mains wired and interlinked fire alarm and detection system meeting BS 5839-6 (Grade D, Category LD3). As a minimum, this should comprise of smoke detectors and sprinklers within the circulation space on each storey no more than 7.5m from the door to every habitable room. In addition, another means of escape is proposed via an escape ladder in the lightwell leading to a safer point of assembly in case of a fire leading to the rear garden, a safer point of assembly.

Basement level all new internal doors forming part of the enclosure to be FD30 (30 minutes fire rated) in order to minimise the spread of fire and create a safer escape out of the building.

All steel beams and columns providing support to the ground floor to be boxed in with appropriate number of plasterboard layers or painted with intumescent paint in order to provide 30 minutes fire protection.

New doors to new extension to be FD60 (60 minutes fire rated) to compartment to prevent the spread back through the main building.

3. Information and data on construction products and materials.

Materials are to comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series

4. Information on means of escape and evacuation strategy.

Proposed escape and evacuation strategy has been designed in accordance to guidelines contained in Approved Document Part B Volume 1.

Emergency egress windows should have a clear openable area of at least 0.33m²; no dimension in height or width of the openable area less than 450mm; the bottom of the openable area should be no higher than 1.1m above FFL.

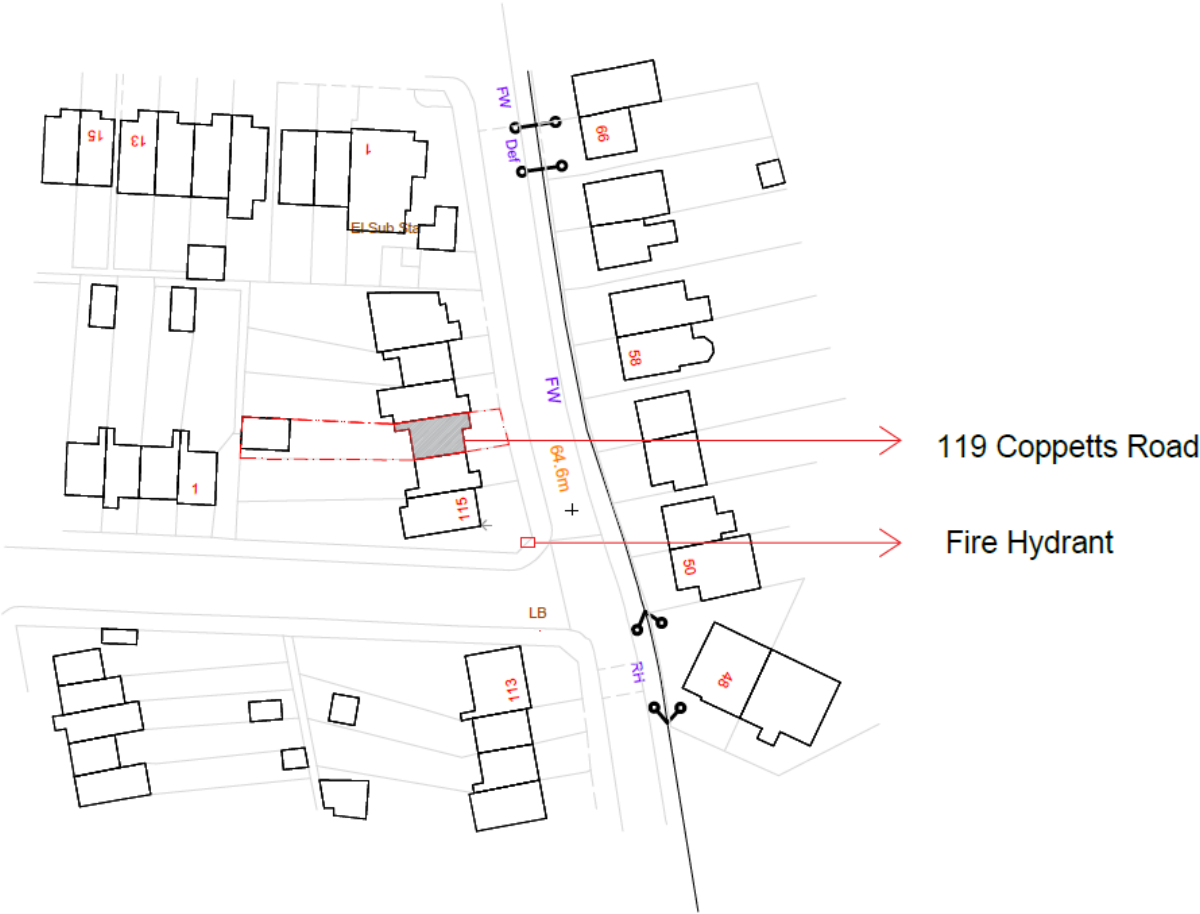
5. Information on access and equipment for firefighting.

Water hydrant is located approximately 17m from the site on the end of the road. For exact location of the water hydrant see images in Appendix A : Fire Strategy

In accordance to point 13.1 of Approved Document Part B Volume 1, for dwelling houses, access for a pumping appliance should be provided within 45m of all points inside the dwelling house. Assuming the position of pumping appliance as it is indicated on the drawing Appendix A, this requirement can be achieved.

Layout of 119 Coppetts Road allows turning of pumping appliance. In accordance to Table 13.1 of Approved Document Part B, pump appliance requires minimum 16.8m diameter turning circle measured between kerbs.

Appendix A – Fire Strategy





Fire Hydrant