

Fire Strategy statement

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Property Address 77 Creighton Avenue
Haringey
N10 1NR

Proposal Description: Proposed Change of Use of the Outbuilding to a small cooking business premise.

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Introduction: This fire safety strategy outlines the existing fire protection measures already in place within the outbuilding located at 77 Creighton Avenue. These measures have been implemented to ensure the safety of occupants, protect property, and minimize the risk of fire. The strategy confirms that the building complies with relevant fire safety regulations, including the Regulatory Reform (Fire Safety) Order 2005.

Fire Risk Assessment: A comprehensive fire risk assessment has been conducted for the outbuilding to identify potential fire hazards, assess the level of risk, and determine appropriate control measures. The assessment took into account factors such as building layout, construction materials, escape routes, electrical systems, storage practices, and the nature of activities conducted within the premises.

Fire Detection and Warning Systems: The outbuilding is equipped with an effective fire detection and warning system. This includes a strategically positioned smoke detectors to provide early detection of fire. The system is interconnected and connected to an audible alarm, ensuring prompt notification of occupants in the event of a fire.

Emergency Escape Routes: Clear and unobstructed emergency escape routes have been established within the outbuilding. These routes are adequately signposted and well-lit to facilitate safe evacuation during an emergency. Exit doors are readily accessible and designed to open easily from the inside without the need for keys or special knowledge.

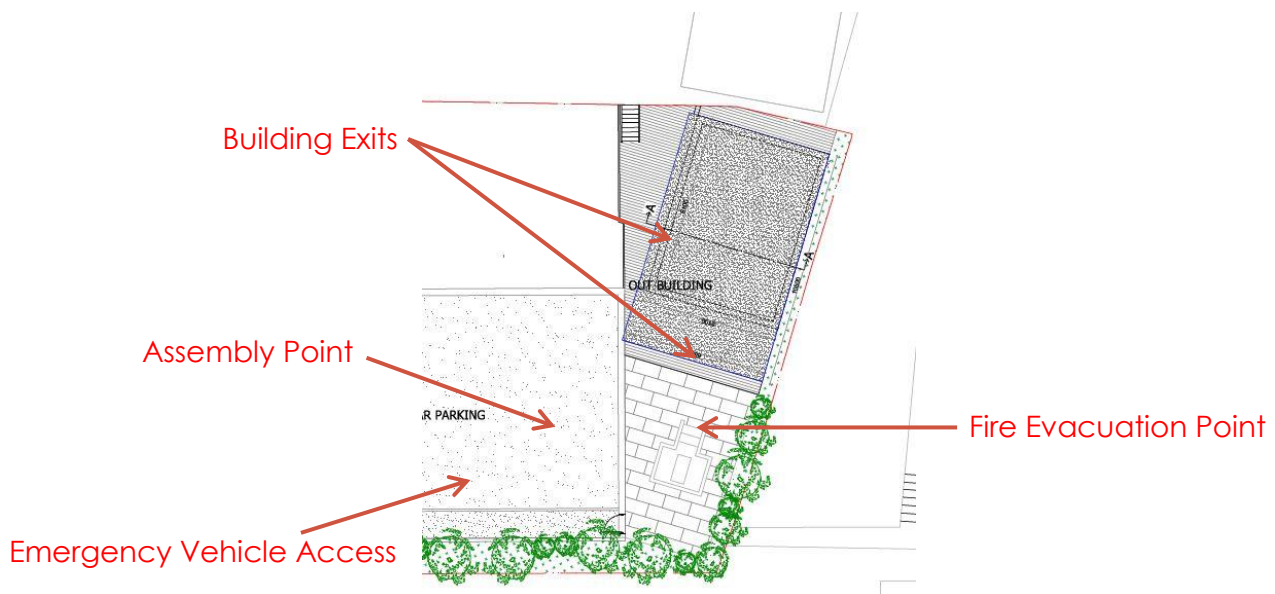
Fire Extinguishers and Suppression Systems: Appropriate fire extinguishers have been provided at key locations within the outbuilding, considering the nature of potential fire risks. These extinguishers are regularly inspected, maintained, and readily accessible to occupants. Furthermore, specific areas with fire risks, such as cooking areas, are equipped with fixed fire suppression systems, such as kitchen hood suppression systems, as per the manufacturer's guidelines.

Fire Appliances: In the event of a fire, fire appliances with fire fighting capabilities and rescue services have clear access to the outbuilding at 77 Creighton Avenue. These vehicles can navigate directly to the car park area on the site via the main road, Creighton Avenue. This ensures efficient and unhindered access for emergency response teams to effectively combat fire incidents and provide necessary rescue services.

Assembly Point: To ensure a coordinated and safe evacuation process, the outbuilding has been equipped with two designated escape routes. The first escape route is located on the side of the building, near the WC, accessible through a short open lobby. The second escape route is through the double doors leading to the

patio area. Both of these exits are within a 5-meter distance from any point within the outbuilding and can be accessed without hindrances or obstacles.

In the event of a fire, occupants will be directed to evacuate using either of the two designated escape routes. These routes will lead them to the designated evacuation point, which is situated near the entrance to the site as indicated on the diagram below. The assembly point has been carefully chosen to provide a safe location for occupants to gather and ensure a swift and organized accounting of all individuals.



The assembly point has been strategically selected to allow for easy identification and management of occupants during the evacuation process. It serves as a central meeting point where occupants can gather and be accounted for, providing a clear overview of the situation and facilitating effective communication with emergency services.

Overall, the fire appliances' unhindered access and the clearly designated escape routes leading to the assembly point contribute to the comprehensive fire safety measures in place at the outbuilding, ensuring the safety and well-being of all occupants in the event of a fire emergency.

Fire Safety Training: All occupants of the outbuilding will receive comprehensive fire safety training. This training covers fire prevention practices, emergency evacuation procedures, operation of fire safety equipment, and general fire safety awareness.

Maintenance and Inspection: A regular maintenance and inspection schedule will be in place to ensure that all fire safety measures, including fire alarms, extinguishers,

emergency lighting, and escape routes, are maintained in proper working order. Any identified faults or deficiencies will be promptly rectified by competent professionals.

Record-Keeping and Review: Accurate records of fire safety measures, assessments, training, maintenance, and inspections will be maintained to demonstrate compliance with fire safety regulations. These records will be periodically reviewed to assess the effectiveness of the fire safety strategy and identify areas for any improvement.

Emergency Response Plan: An emergency response plan has been developed, clearly outlining the actions to be taken in the event of a fire. This plan includes procedures for evacuating occupants, contacting emergency services, and managing the incident until the arrival of the fire brigade.

Regular Review and Continuous Improvement: The fire safety strategy and associated measures will be reviewed periodically to ensure their effectiveness. Feedback from occupants, incidents, or any modifications to the building will be considered to identify any necessary updates or improvements.

This fire safety strategy confirms that the existing outbuilding at 77 Creighton Avenue already incorporates the necessary fire protection measures, ensuring the safety of occupants and compliance with fire safety regulations.