PLANNING FIRE SAFETY STRATEGY

Applicant: London & Quadrant

Site: 6A – 6B Colsterworth Road, London, N15 4BJ

Proposal: Replacement of existing single glazed timber framed casement windows to front and rear elevations with new double glazed timber framed casement windows.

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

Design and Fire Management

All works are to comply with the latest Building Regulations and British standards, whether noted or otherwise in these drawings.

1. The contractor is responsible to ensure that all works are compliant with the existing Fire Strategy for the building and comply with all the current Building Regulations (Approved Documents).

2. The windows to habitable rooms are to meet egress requirements 450x450 minimum opening, along with all other aspects of Building Regulations (Approved Document B).

3. All spandrel panels to buildings are to meet minimum A1/ A2 classification, unless single or two storey and specifically agreed with the client or project fire engineer.

4. The planning drawings are to be developed by the chosen window manufacturer and approved by the client team before commencing any works or material orders.

5. The contractor is to consider smoke extract as part of their final designs and to agree with the client or project fire engineer any automatic opening vents to windows or louvres required to achieve smoke extract in stairwells or the means of escape.

6. All materials to buildings over 18m are to be non-combustible, unless excluded within the current Building Regulations.

Criteria 1 Information on space provisions for fire appliances and assembly points:

The proposed development does not change the ability of the fire and rescue services to attend the site and position fire appliances. The existing access route will remain the same.

Entry and exit to the property are obtained through the existing main entrance at the front. In the event of a fire, residents can evacuate the property to the main route of escape.

Criteria 2 Information on passive and active fire safety measures designed to reducethe risk to life and the risk of serious injury in the event of a fire:

There are no alterations proposed to the passive and active fire safety measures to the building as part of the proposed works.

Criteria 3 Information on construction products and materials to minimise the risk offire spread:

Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. The proposed construction methods do not impact the fire safety of neighboring buildings.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape is via the property's front entrance which will be replaced with a like for like sized front entrance door. There are no alterations proposed to the means of escape.

Criteria 5 Information on access and equipment for firefighting:

Fire and rescue services will gain emergency access into the property from the front door.This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate firefighting water supply will be obtained from the existing services.