

Fire safety D12 – 210 Hampton Rd

Application: 24/2295/FUL

The building's construction method and products and materials used

The single storey timber framed structure will sit on a thin reinforced concrete raft. Following advice from Building Controls, the walls and roof will be protected from inside with fire resistant plasterboard and insulated with non-combustible wool insulation. The structure will also be clad on the outside with non-combustible fibre-cement boards.

Means of escape for all building users and evacuation strategy

The structure has 2 separate entrance/exit door. One door leads into the garden and continues for 20metres to where the main residence is located. The second door leads onto a 10ft -12ft wide right-of-way behind the properties that passes between no 204 and 206 and leads back onto the main road. This route has been checked and approved as accepted means of escape for neighbouring restaurant at no 208. Total travel distance of escape route to the main road is approximately 60m.

Three of the four external walls of the structure are glazed so occupants will be aware of any external problems that require evacuation.

Passive and active fire safety measures

A mains-connected smoke detector will be fitted. There is an existing access to a fire hydrant from the main premises.

Access and facilities for the fire and rescue service

Access is described in detail in the next section below.

Fire extinguishers will be fitted in the structure.

Site access for the fire and rescue service

The property is located 0.2miles from the nearest fire station. The rear of the site is accessible via the aforementioned right-of-way that leads to the rear car park. This will be the ideal location for appliances. This route also serves as access to the rear of the main premises.

When accessing from the front, the main premises can be easily accessed via the main road. Since this is a mid-terraced plot, access to the site at the rear via the front of the building may require a MEWP (mobile elevated work platform), which is well within the capability of the fire and rescue service.

Future development of the asset and the 'Golden Thread' of information

Not applicable for this application.