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THE KEEN PARTNERSHIP

30-03-22

Planning Fire safety Strategy relating to the extension of first & second floors of 34 St Marys Butts Reading RG1 2LQ to provide 2 bed units.

1.0.0. The property

Consists a three storey terrace property within the commercial area of St Marys Butts. Access to the first & second floors are gained via a separate front entrance & concrete staircase.

Criteria 1- Space provision for fire appliance & assembly points.
There is sufficient room for Fire appliances to park outside the front of the property & within the frontage to facilitate rescue & fire fighting.
A fire extinguisher & fire blanket will be located in both kitchens.

An assembly point will be located outside the property in front of the main entrance which is a safe distance in case of fire.

Criteria 2- Passive & active safety measures
Both the first & second floors will provide 4no converted flats & will be up graded with ;

- Heat detectors within the kitchens
- Smoke detectors within the hallway & all other habitable rooms
- Both flats will be fitted with FD30 rated fire doors & all separating walls will achieve 1hr fire resistance
- Internal walls will achieve 30min fire resistance.
- Both floors will be upgraded to provide 1hr fire resistance.
- The communal stairs will be fitted with emergency lighting & directional signage & is unobstructed directly to the front entrance door.
- All doors providing escape will be fitted with turn thumbs.
- A smoke vent will be provided at the head of the communal stairs connected to a new fire alarm system with smoke heads.
- The building does not require sprinklers as the highest floor is under 11m.

All this work & specifications will be subject to Building Control Approval.

Criteria 3- Information & data on construction products & materials

All the materials used within the constructions will comply with the appropriate British standards & current Building regulation requirements.

Criteria 4- Information on means of escape & evacuation strategy.
The means of escape will be via the main communal staircase out into the front of the property with unobstructed access to the public highway & footpath.

Criteria 6- Information on access & equipment for fire fighting
The main access for firefighting is via the front of the building & front entrance. The proposed works do not alter this.

Chris Keen MRICS MCABE