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PLANNING FIRE SAFETY STRATEGY

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Site Address: 8 Prospect Street, Caversham, Reading, RG4 8JG

Proposal: This full planning application is for the change of use from Class E to Sui Generis to sell hot food and to eat on the premises for a restaurant and delicatessen.

Date: 4th March 2024

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

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

The proposal does not change the ability of the fire and rescue services to attend the site and position fire appliances.

This mid-terrace commercial property has 3x access and egress points. One to the front via the main door and two to the rear via the shared walkway to the side elevation and the door on the rear elevation.

Access points will be kept clear of obstructions.

In the event of a fire, people can evacuate the property through the main route of escape to an assembly point located on the opposite side of the road, at the junction with North Street or if exiting via the rear, then the assembly point in the public car park, a safe distance away from the building.

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

Passive measures include the proposal of FD30 rated fire doors to the kitchen. Fire-resistant plasterboard is proposed where applicable to prevent the spread of fire.

Active measures include the installation of a heat detector in the kitchen, linked via mains to smoke detectors. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

There are fire extinguishers on site which are serviced annually.

Criteria 3 - Information on construction products and materials to minimise the risk of fire spread:

Building materials to be used will be in accordance with Part B of the Building Regulations.

Criteria 4 & 5 - Information on means of escape and evacuation strategy:

The primary means of escape is via the front door of the property.

Criteria 6 - Information on access and equipment for firefighting:

Fire and rescue services can gain emergency access into the property from one of the access and egress points. There is a public car park to the rear of the site and in the case of emergency, emergency vehicles can enter this area via Chester Street. Access to an adequate firefighting water supply will be obtained from existing facilities.