

Fire Safety Statement
2 Longden Court, off Spring Gardens,
Buxton SK17 6BZ



T +44 (0) 20 7097 8653
E info@propertyorganiser.co.uk
W www.propertyorganiser.co.uk

This proposal is for minor alterations/improvements to the existing lay-out of the first and second floor of a three-storey stone built cottage and the conversion of the ground floor currently a B1 Office/storage use into a self-contained two bedrooms flat.

In terms of fire safety, the building renovation will be designed and constructed in accordance with British Standard 9991.

Fire Tender Access

The building fronts passageway between 56 & 58 Spring Gardens with pedestrian access only; on the left of the building there is Nall's Yard with vehicular access and public parking area.

In the event of a fire the tender would draw up on Spring Gardens, as the fire appliances can be sited directly outside the building. This will allow primary pumping appliances to be situated near the entrance through the passageway and therefore the closest fire hydrant will be located next to the entrances of the property (ground floor and first floor entrances) and under the 90m requirement.

Firefighters can reach all areas within the building with a length of hose no longer than 45 metres.

These arrangements are also compliant with the requirements of British Standard 9991.

Evacuation and Assembly points

This will be a dwelling divided into two units: one on the ground floor with access via three doors and one on the first and second floor with 2 entrances from the first floor. Therefore, the assembly point would be outside the property in Nall's Yard where people would wait for the emergency services to arrive.

The front of the building can be accessed from the front and from the left of the building which maintains the current situation with the property having unobstructed outside space.

Fire Safety System

The three-storey property will be renovated with a full upgrade of the Fire alarm, electrical and heating systems to current regulatory standards. The fire detection and alarm will be installed as a Domestic LD3 system.

Construction

The new elements of structure within the building will be constructed to achieve a minimum of 60 minutes fire resistance. This will reduce the risk of building collapse, or the failure of walls and floors which could damage neighbouring buildings. The building is detached and set back from either boundary.

Means of Escape, and Evacuation Strategy

The means of escape and evacuation strategy has been developed in full compliance with Building Regulations. Principally, there are several directions of escape from all the proposed rooms at ground level and all the first-floor and second floor rooms have two doors to escape from the front as well as windows that are sufficient in size to allow a secondary means of escape.