

Parking Provisions
Fire Safety Statement
Flood Risk Assessment
Reference: PP-13705265

17 Broad Walk, Buxton SK17 6JR



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This proposal is for minor alterations/improvements to ground floor flat, no.17 Broad Walk, Buxton.

Parking Provisions

The site includes a private rear garden and parking area in front and side of the building with access by vehicles from Hartington Road, which runs in a north to south direction to the rear of the property to the east, by shared private drive.

The Scheme does not foresee any removal of spaces or increase requirement for parking.

Fire Safety Statement

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

Fire Tender Access

The property front door faces Broad Walk with pedestrian access only; however, access by vehicles is from Hartington Road on the rear of the building and it is circa 50 metres away. Additionally, the drive way is large enough for a truck up to the side of the building where the side door to access the rear of the flat is situated.

In the event of a fire the tender would draw up on Hartington Road, as the fire appliances can be sited directly outside the building. This will allow primary pumping appliances to be situated near the entrance and therefore the closest fire hydrant will be located nearby the entrances of the property (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

The flat features 4 doors to exit the premises in case of fire: one in front of the building (front door), 2 doors to access the rear garden and one on the side with access from the drive way, all benefiting from unobstructed outside space.

The assembly point would be outside the property on Broad Walk where people would wait for the emergency services to arrive.

Fire Safety System

The flat 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

Fire rated plasterboard will be used for the new partition walls and for dry-lining, thus 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.

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 rooms on the ground floor and for the basement, which will also have installed new electrical system and fire alarm meeting fire safety standards, it is proposed an open access to replace the existing trap door. The main two rooms/areas in the basement will also have fitted fire rated doors.

Flood risk assessment

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFrAs)/Flood Risk Assessment Wales (FRAW) data, as well as from Surface Water flooding..

