**Fire Strategy**

This document is an overall fire strategy for both the construction and operation of the site. In

addition to the Fire Safety Risk Assessment and Emergency Fire Action Plan, this will be

maintained, reviewed and updated as necessary by Kinder Croft staff. This strategy has been

contributed to by the site designers, North Woods Construction Ltd, to ensure that fire safety is

incorporated into all aspects of the site design from the very beginning of the site development

The following documents have been consulted and form the basis the strategy :

1) ‘Practical Fire Safety Guidance for Places of Entertainment and Assembly’ jointly produced by

the Scottish Government’s Police and Community Safety Directorate, HM Fire Service

Inspectorate for Scotland, the Scottish Building Standards Agency and the Health and Safety

Executive.

2) Scottish Building Standards Non-Domestic Technical Handbook 2014

Weektime outdoor nursery – term time

Max 16 children (3 to 5 years old), two Kinder Croft staff

Day time only, well accustomed to the site

Weekend events – whole year (adults and families)

Max 20 adults, max 30 children

Young persons can be at particular risk and especially in unfamiliar surroundings.

Risks are lower for day visitors.

The open nature of the whole site affords easy movement to escape fire.

Identifying fire hazards

• In the future, heating may be provided by a wood burning stove in the office.

• Lighting in all buildings will be electric battery powered LED’s.

• Water heating will be by gas boiler located located in the shelter.

• There are two outdoor fire pits with clay bottoms and large stone surrounds.

• The highest fire risk is posed by the fire pits, where there will be firefighting equipment in easy

reach.

• The buildings all have a substantial timber component which is combustible but the total

building area is no more than 90m2.

• The buildings will minimize use of any toxic materials and roofing will be incombustible.

• The kitchen will use bottled LPG for the gas boiler so this is a higher risk area but the building is

small and of open access. LPG bottles are secured and stored outside the building.

• The whole nursery will be a non-smoking zone.

The likelihood of a fire starting

This is very low in all building types with the exception of the shelter where there will be naked

gas boiler flames. There is also the low risk posed by malfunction of the wood fired burner once

this is installed. Escape of sparks from these are a possible hazard whether from the flue or during

loading.

Deliberate fire raising is very unlikely in this location except by vandals from outside and the site’s

isolation strongly mitigates against this. The site will be continuously monitored all year round and

overlooked by nursery staff and owners year round.

Perhaps the major risk of fire is by incursion of a forest or heath fire started outside the site. Very

little can be done to protect against this except by maintenance of lower vegetation within the

site.

The consequence to people if a fire started

All buildings will be designed according to Building Standards to minimize all risks of fires starting

or spreading either externally or internally and to facilitate escape. Buildings are small, open

sided, none larger than 70 square metres, with a distance of no more than 4 meters to the nearest

exit and all are therefore exceedingly easy to escape from quickly.

Risk reduction

All visitors will be made aware of the site rules to achieve risk reduction which includes:

• Absolutely no smoking anywhere on site

• No candles anywhere inside buildings

• No storage of any waste or indeed anything under buildings

• All fire pits fully extinguished on leaving the site.

• Cutting/mowing of all rank vegetation immediately around buildings

• Fire extinguishers in every building

• Fire drill for all new clients

• No portable heating appliances of any fuel type

• Reduce all forms of storage on site including waste and cleaning materials - keep in separate

isolated spaces.

• Maintenance of smoke and fire alarms as appropriate in every building and each space as

required by Building Standards.

Managing Fire Safety

An annual review of Fire Safety at Kinder Croft will be a minimum requirement.

The operational fire safety strategy will include:

• Fire Safety Risk Assessment (document)

• Emergency Fire Action Plan (document)

• Fire safety information and training (training)

• Fire drills (training and practice with groups)

• Maintenance of fire safety measures (staff responsibilities, noted in this document)

• Recording information and keeping records (this document)

Maintenance of fire safety measures

Item Location Checked Next Check

Fire extinguisher Toilets

Fire extinguisher Shelter

Fire blanket Shelter

Fire extinguisher Fire pit

Duties

Daily – visual check of the site for obstructions and fire risks

Monthly – fire extinguisher check

Biannually - fire drills - first week of each term.

Annual – maintenance of fire extinguishers

The design of all the buildings will conform to Building Standards as a minimum to achieve the

overall fire strategy for the site. Further site specific measures will also be considered in the

design which may exceed those Standards. The following measures respond to the Building

Standards as laid out in the non-domestic Scottish Building Standards 2014. The numbers are

those used in the Building Standards to facilitate further consultation and discussion.

2.1 Compartmentation and

2.2 Separation do not apply to the currently proposed design of any

building. There should be no sandwich panels, no rooflights, no thermoplastic ceilings, rooflights

or fittings and no plastic glazing in order to ensure easy compliance with the above Standards.

2.5.1 Internal Linings : rooms of less than 30sqm can have High Risk wall and ceiling surfaces so

that structures can be entirely lined in timber if desired with no intumescent treatment required.

This assumes that we can use the non-domestic Building Standards. The use of intumescent

paint to internal timber linings would be best avoided if possible.

2.4.2 Cavity barriers. No cavities will exceed the 10m limit but fire barriers will be required around

windows and at the wall head as the proposed external claddings will have a ventilated cavity.

2.6 Fire spread to neighbouring buildings : A short fire resistance duration is allowable for single

story buildings greater than 1m from any boundary. It will be best to avoid any openings in

external walls facing each other at distances closer than 5 metres.

2.9 Escape : the small area of the single storey building means that only one exit is required to

each in order to meet the Standards.

2.9.31 Escape stair widths and

2.9.8 Escape route widths : although these are allowed to be only 1000mm wide for the proposed

numbers of occupants, guidance for wheelchairs and

2.9.28 Final Exits suggest that a level platt of 1200 x 1200mm at the exit door will be necessary.

2.9.8 The clear opening width of the exit door of each building should be 800mm minimum

2.9.37 External Routes of Escape : Generally, below 1.6m these do not require fire protection.

2.10 Escape lighting and exit signage: Hours of operation are during the day in a primarily outdoor

space, all areas have natural lighting.

2.12 Fire and Rescue Service Access. The access to the site includes gates that are at least 3.5m

wide and the road is at least 3.7m wide.

2.13.1 Water supply for fire fighting : due to the remote location and absence of conventional

water supply, the arrangements will be dictated by the Local Fire and Rescue Service as allowed

for under

2.13.3 Alternative Water Supply. Water can be taken from the nearby pond.

Verified: M.Planterose

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