73 Stuart Road – Fire Statement - REV 01

Introduction:

The proposal is for a loft conversion and extension to an existing single family dwelling creating a habitable floors above 4.5m from ground level.

This document sets out how the requirements of London Plan policy D12(A) has been addressed as part of this planning application.

It has been prepared by an ARB registered Architect with over 12 years of experience and sound knowledge of current regulations.

1. Identify suitably positioned unobstructed outside space

Fire Appliances:

The site is directly accessed from the public highway (Stuart Road) which is a continuous through road rather than a dead-end and at 6.4m wide is considerably wider than the 3.7m required for fire engine access (Approved Document B1, B5 Table 13.1) . As this is an existing single family dwelling the fire appliances will remain parked on the street and run hoses to the dwelling itself from here. The dwelling is well within the required 45m distance from a pumping appliance (Approved Document B1, B5 Table 13.1).

Evacuation and Assembly point:

As this is a single family dwelling with a limited amount of occupants who are familiar with the surroundings the assembly point is on the street directly accessed from the external door at the front of the house (final exit).

2. Incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire

With new habitable rooms being created above 4.5m from ground level the building will require a fire detection system under Approved Document Part B1 section 1.8. The existing building already has a fire detection system to a minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. This includes a heat alarm in the ground floor kitchen as well as smoke alarms in the living spaces and circulation space. This system will be extended to the new loft level with installation of additional smoke detectors.

All smoke and heat alarms are mains powered with battery back-up in order to conform with BS EN 14604 and BS 5446-2 respectively.

The staircase and corridors shall be protected with fire rated walls (REI 30) and fire doors (minimum E 20) providing a protected escape route from all habitable rooms to the final exit. The existing walls and doors on ground and first floor already meet this requirement in the existing building due to recent refurbishment.

3. Constructed in an appropriate way to minimise the risk of fire spread

The new external walls of the loft extension fire rating of REI 30 in order to prevent spread of any fire to the adjoining properties. The proposed cladding material (manmade slates) meets Class B-s3, d2(2) or better.

The first 1500mm wide zone of the roof, either side of the wall, will have a covering classified as BROOF(t4) (proposed as slate tiled), on a deck of material with a minimum rated class A2-s3, d2.

There are no openings or unprotected areas on the walls that sit along the boundary between properties. This in accordance with approved document part B1 section B4.

4. Provide suitable and convenient means of escape, and associated evacuation strategy

Occupants on existing the first floor and new loft level will travel down the protected staircase and straight out of the front door (final exit). All occupants of the ground floor have access to a corridor leading straight out of the front door.

5. Develop a robust strategy for evacuation which can be periodically updated and published

Not applicable to this development.

6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

Portable fire extinguishers are to be provided on site throughout construction by the main contractor suitable for fighting both electrical fires and solid fuel fires. Access by the fire brigade during occupation has been covered in section 1 of this statement.