

Unit 4, St Saviours Wharf
Mill Street
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SE1 2BE

Fire Safety Report

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Prepared for:
Bicknell Commercial

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Description of Works:

Proposed change of use to provide two residential units and associated internal works.

Fire strategy to follow the guidance in the Approved Document (Part B). Any deviation from Approved Document-B has to be approved by Building Control.

The fire strategy will require approval with the appointed Building Inspector prior to commencement of the works and throughout the construction process.

Fire detection and alarm system minimum requirements

- Fire detection and alarm system to be minimum Grade D2 Category LD3 standard.
- Smoke alarms to be provided in the circulation areas and heat detector to be provided within the kitchen areas. All to be mains powered with standby power supply (such as a battery) and interconnected via hard-wire. All to conform to BS EN 14604 and BS 5446-2 respectively.
- Fire detection and alarm systems must be properly designed, installed and maintained. A design, installation and commissioning certificate should be provided for fire detection and alarm systems. Third party certification schemes for fire protection products and related services are an effective means of providing assurances of quality, reliability and safety.

Means of escape

- Escape from the ground floor: all habitable rooms to have direct access to a protected hall (min REI30) leading to final exit OR have an emergency escape window or door.
- Where the ground-floor layout is open plan: Flat 1 has escape from the rear, through a set of french doors. Flat 2 to be provided with means of escape window to rear elevation

Flats

- All elements (including glazing) forming the protected hall to have minimum 30 minutes fire resistance. Existing elements retained If existing walls, doors, and any glazing forming the protected escape route are retained, compliance to be checked and confirmed on-site by the Building Inspector. Additional secondary glazing may be required to achieve compliance. If existing windows are kept and used as egress windows, compliance to be checked and confirmed on-site by Building Inspector.

Emergency Escape Windows and External Doors

- Windows or external doors providing emergency escape should comply with all of the following.
 - a. Windows should have an unobstructed openable area that complies with all of the following.
 - i. A minimum area of 0.33m² .
 - ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).
 - iii. The bottom of the openable area is a maximum of 1100mm above the floor.

People escaping should be able to reach a place free from danger from fire. Courtyards and rear terraces should comply with Diagram 2.5. c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows. Windows should be capable of remaining open without being held.

Additional Information

The property is on the ground floor and was last used as a commercial office. As a commercial unit it is currently subject to an annual risk assessment (one attached for your records). All common areas will remain subject to an annual assessment due to a number of the units remaining as commercial and residential properties.

Fire Emergency Evacuation Plan (FEEP)

An FEEP will be provided to all occupiers detailing the action to be taken by all occupants in the event of fire. This will include fire escape routes and designated evacuation points. It can include any relevant information in relation to the FEEP.