

Fire Statement

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Re: Proposed Loft Extension Project

Fire Safety Statement

The proposed dormer extension is a minor development that shall increase the size of the property and will in turn require additional fire regulations.

Fire Safety

The internal staircase / means of escape will be increased with additional level to the dwelling. The new level shall have fd30 rated doors to comply with building regulations.



Example of 30-minute fire door

Fire doors & means of escape

FD30 rated doors will be incorporated throughout the development as part of the loft extension works, to provide a protected Means of Escape from all habitable rooms accessing the staircase and entrance hallway. This will ensure that there is a 30-minute fire resisting enclosure around the escape staircase, leading to an external place of safety.

Heat & smoke detection

The entrance hallway and upper floor landings will be provided with an interlinked smoke detectors which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2000. The kitchen will be provided with an interlinked heat detector which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2003



Example of main operated, interlinked fire detector

Place of safety

The development will have a suitably positioned external place of safety as an evacuation assembly point, in accordance with the requirements of Policy D12 of The London Plan (2012), on Ivydale road.

General

- The evacuation routes and a single evacuation assembly point, located at the front of the property on the public pavement.
- All works will be inspected and certified by an approved building control inspector. All materials used will be fit for purpose and be certified for the latest legislations.
- All fire safety within the building will need to comply with current regulations and agreed on site with building control prior to works on site.
- Building control will have to sign off all works to comply before occupation.