

# FIRE STRATEGY

101 Caldbeck Avenue, Worcester Park, KT4 8BJ

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## Site Location

**The existing property** is a mid terrace 3 bedroom house. The building facades are finished in a rough render over masonry, except at ground floor level on the front elevation which is brick. The roof is finished with a concrete interlocking tile. The windows have been replaced with double glazed UPVC.

Approval has recently been granted for a ground floor rear extension and a loft conversion / rear dormer. These elements are currently under construction.





View of the front of the property

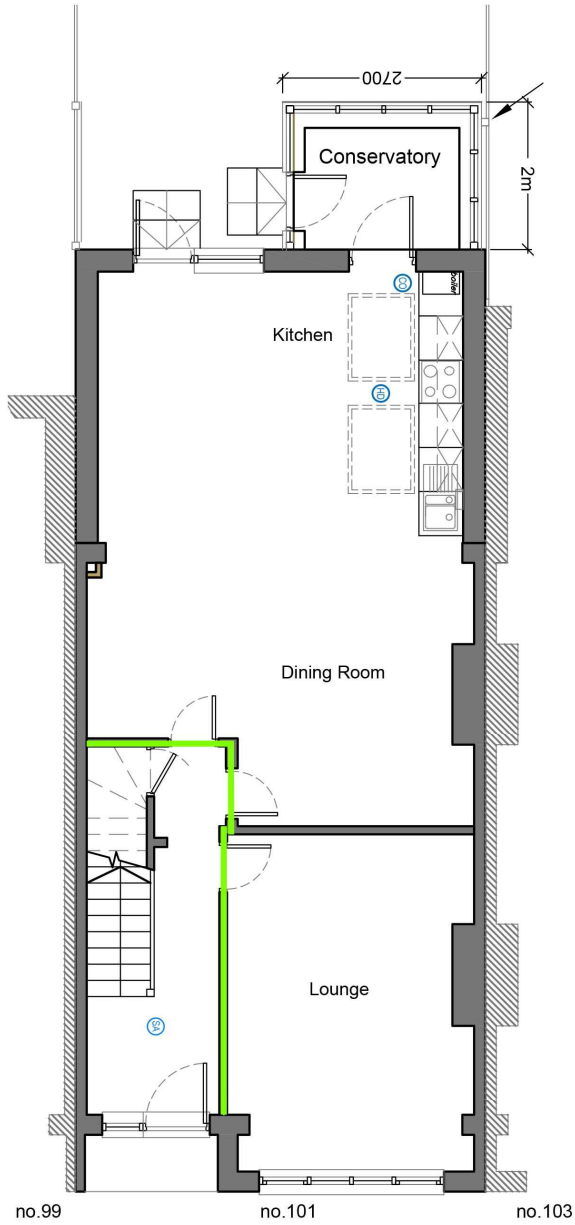
### **3.1.1 Suitable position unobstructed outside space for -**

#### **1a – a fire appliance –**

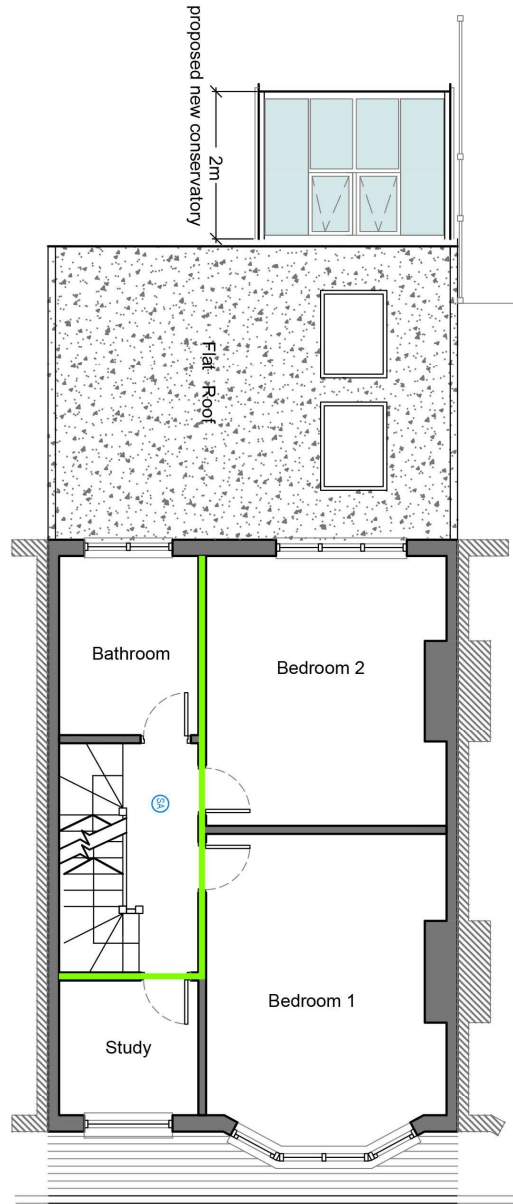
The front door is off a paved driveway, which is off a residential street with parking to both sides of the road, and clear in front of the property.

#### **1b – evacuation assembly point**

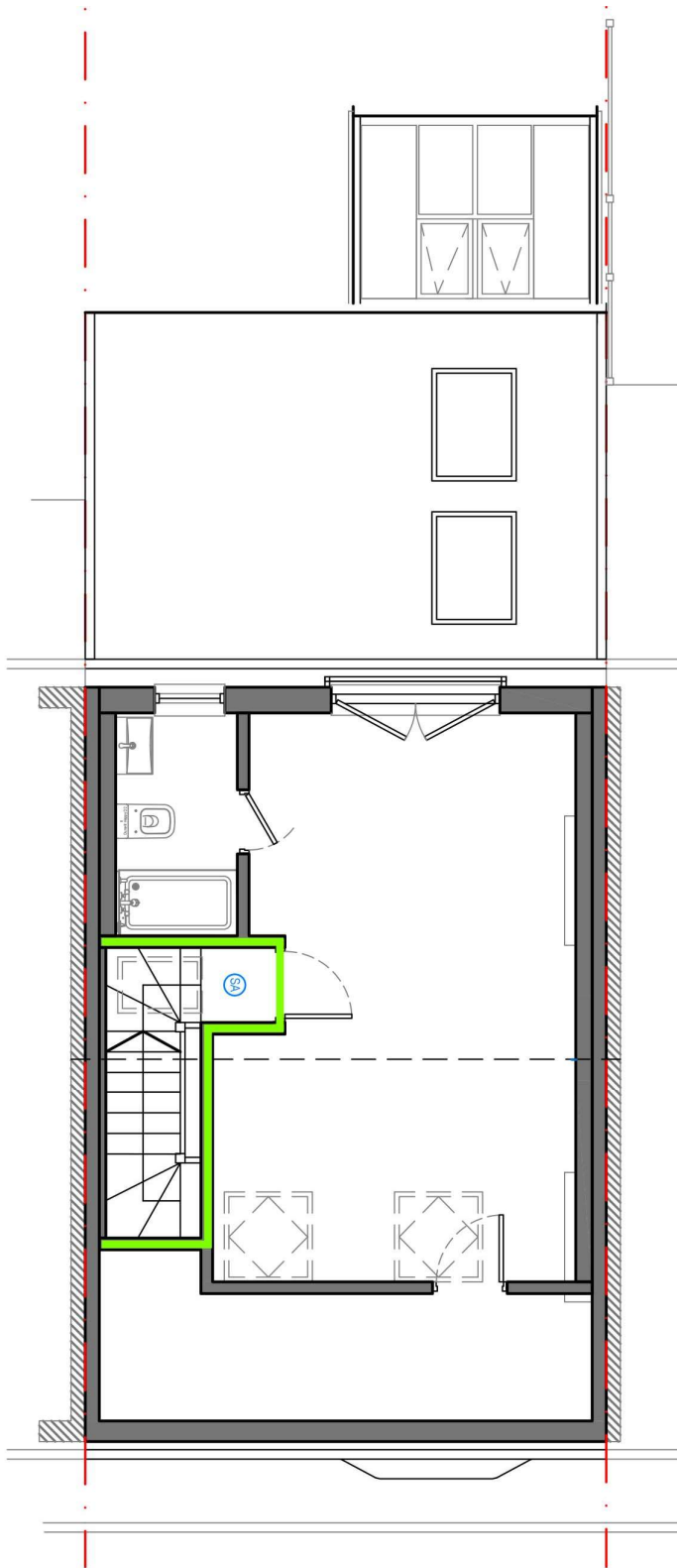
Assembly would be at the front of the house – in the street



Proposed Ground Floor Plan



First Floor Plan



Second Floor Plan

Proposed floor plans showing the 30 minute fire rated stairwell, landing and hallway. New smoke detectors, kitchen with a heat detector and carbon monoxide detector.

## **2 – measures to reduce the risk to life and the risk of serious injury in the event of a fire**

All internal doors except the bathroom doors will be replaced with 30 minute fire rated solid core doors

At each level there is a smoke detector - on the staircase landing and ground floor hallway

All rooms except the bathrooms are 30 minute fire rated partitions / walls

Compartment floor and walls are 60 minute fire rated

The new kitchen will have a heat detector and smoke detector, plus, with the re-positioned boiler in the kitchen, a carbon monoxide detector.

## **3 – constructed in an appropriate way to minimise the risk of fire spread**

The property is an existing masonry constructed building with timber floors and ceiling joists and timber roof joists.

New work will be compliant with current building regulations, with new materials used in partitions and ceilings will be compliant with BS476 for grades and levels of fire resistance, as the property is upgraded.

Insulation used in compartment floors will be non-combustible – external walls are all solid masonry construction.

Doors will be replaced with solid core fire rated timber door sets with the appropriate fire rating stamp.

## **4 – means of escape**

The ground floor has access to the rear garden via new doors on the rear elevation and conservatory, or the street via the front door.

All the first and second floor, rooms have a fire rated door onto a fire protected stairwell, which leads to the front door.

The windows from all rooms open sufficiently to allow egress if required. Larger than 450mm x 450mm.