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Project:

328 ColdHarbour Lane
Brixton, SW9 8QH
United Kingdom

FIRE SAFETY STRATEGY

POLICY D12 PLANNING IMPLEMENTATION

This document has been prepared by Extension Architecture & Interior Ltd on behalf of the client at 328 ColdHarbour Lane, Brixton, SW9 8QH in support of the ongoing application.

Description of Works:

Alterations including erection of a first floor rear extension to the existing back addition.

Summary of Functional Requirements for Part B of Building Regulations for 328 ColdHarbour Lane, Brixton, SW9 8QH

The table below is a list of fire safety objectives and performance requirements for the development at 328 ColdHarbour Lane, Brixton, SW9 8QH as evidence for the provision of fire safety measures for occupants of the property.

Fire Safety Compliance

Means of Escape	Shortest possible travel distance into fire compartment hall leading to fire exit.
Compartmentation	Stairwell (fire escape) separated and compartmentalised from adjoining rooms by 30min plasterboard walls.
Structural Fire Resistance	All steels to be encased in fire rated plasterboards 15mm gypsum board Gyroc FireLine 60min resistance.
Active Heat and Smoke Detection Alarms	Appropriate fire alarms, smoke detectors and heat detectors positioned throughout the property and installed fully in accordance with Part B of Building Regulations.
Emergency Lighting and Signage	N/A
Access and Facilities for Fire Fighting	Fire truck access on street in front of building with fire hydrant locations annotated less than 20m from main entrance.
Smoke Management Systems	FD30 doors with fire brushes. Passive ventilation via windows.
Passive Fire Prevention Systems	FD30 doors with fire brushes. Passive ventilation via windows. Compartmentation of staircase with minimum fire resistance of 30min.
Automatic Suppression Systems	N/A - No sprinklers required.

Schedule of Materials

The table below is used to identify the main construction elements (existing and proposed) for the proposal and outlines the passive and active fire safety building control measures that will be followed in order to reduce the risk of fire.

Element	Component
Internal Walls – Type A	Single layer 12mm fireline plaster board with 100mm timber stud
Internal Walls – Type B	Double fireline plaster boards with 100mm timber stud
External Walls – Type A	Non-combustible Brick inner and outer leaf
External Walls – Type B (Dormers)	Timber construction finished with plasterboards internally and slate externally
Roof – Type A (Dormer)	Timber roof with GRP finish
Roof – Type B	Timber roof with clay tiles
Floors – Type A	Fire treated Timber in floor with tile finish on the floor and single layer plaster boards on ceilings
Floor B – Type B	Fire treated Timber in floor with laminate finish on the floor and single layer plaster boards on ceilings
Doors	Solid timber doors with FD30 rating.
Stairs	Hardwood stairs.
Steels	All steels to be encased in fire rated plasterboards 15mm gypsum board Gyroc FireLine 60min resistance.
Heat Detector/Alarm	Eil44RC Heat Alarm 140RC Series Type Thermistor 58 degrees located in stairwell on each floor.
Smoke Detector/Alarm	I3 Photoelectric Smoke Detector System Sensor Type (Model 2W-B, 4W-B) with thermal sensor rated 57.2 degrees C