

Fire Statement

3 Hillside Road, CRO 4DA



MARCH 2022

MM PLANNING AND ARCHITECTURAL DRAWINGS

1. The fire safety of developments is being deemed significant from the outset to ensure the most successful outcomes are achieved for the property's occupants and users. At the planning stage, MM Planning has taken a holistic approach to the design which considers the location, land use, occupancy, operation of the building, construction methods, materials, the Building Regulations, passive and active fire safety measures and management to inform the most appropriate fire safety strategy for the development.
2. The purpose of this report is to meet the requirements of the planning control as detailed in Policy D12 of The London Plan 2021 in line with the supporting planning documents prepared by MM Planning and Architectural Drawings.
3. The proposal is .for the front Garden works as described in the drawings attached with this application.
4. Fire appliance will be accessible with ease from Hillside Road and Grindall Cl. These will be in accordance with the requirements of Section B5 of Approved Document B of 'The Building Regulations'.

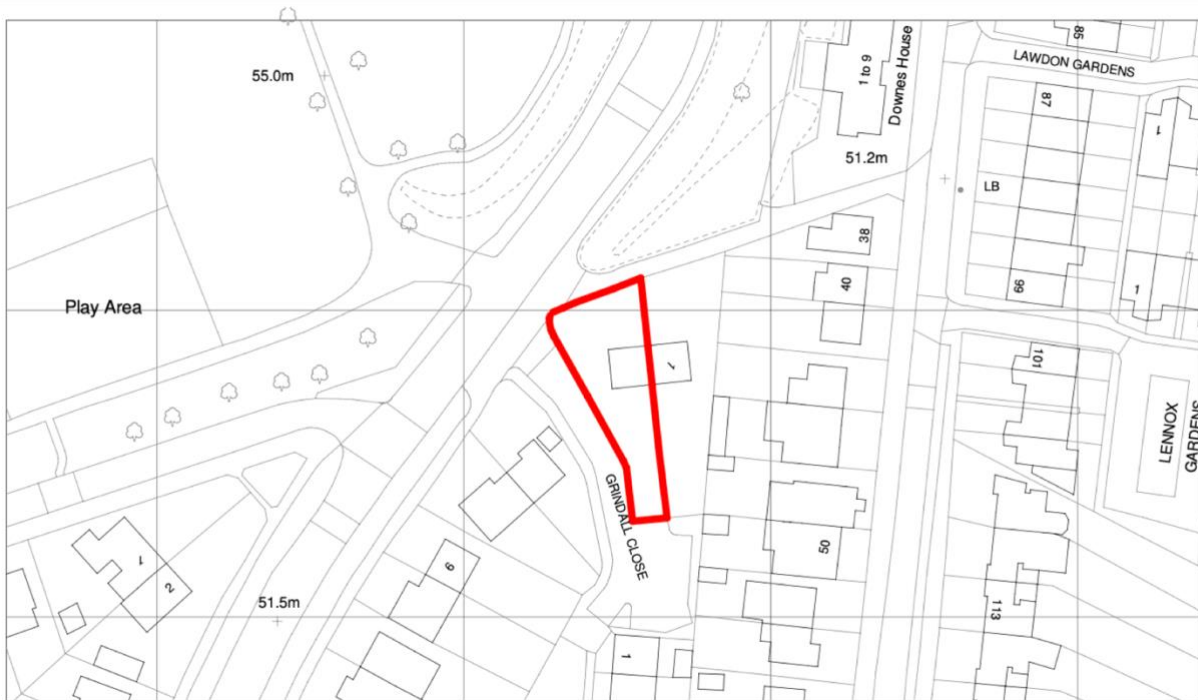


Figure 1 - Showing the location plan of the site

5. The owners/occupants of the property shall adopt their own evacuation policy. In terms of fire evacuation, Hillside Road and Grindall Close is an open street and space for fire evacuation assembly point is readily available. Assembly point can be at any suitable distance from the building.
6. The alterations to the building will comply with the Building Regulations and in particular the guidance contained in Approved Document 'B' 2019 edition.

MEANS OF ESCAPE - Door upgrade

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the first-floor rooms then leading directly to an external door at ground level (no inner rooms allowed). Existing doors on to protected route to be upgraded with proprietary intumescent paint/paper products with relevant BBA certificate applied as manufacturer's details to achieve 20 minutes fire resistance (check suitability of doors as agreed with building control before works commence on site). A copy of the purchase invoice will be required by building control on completion to confirm product used and manufacture to confirm fire resistance achieved. Doors to be fitted with intumescent strips rebated around sides & top of door or frame if required by BCO.

MEANS OF ESCAPE – Smoke Detection in all rooms and retaining existing doors (LABC guidance note Ref 07/02).

The following 3 conditions should All be met:

- a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen.

Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery backup.

b) Provide an egress window at first floor level with an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

7. Elements of structure will be to 60-minute fire resisting standard and a fire detection and alarm system conforming to a minimum of BS 5839-6 LD2 standard will be installed.

8. The provision of fire extinguishers will be a matter of choice for the owners/occupants.