

Our Ref: 371.FSR.01

No. 21 Oakhill Rd. Sutton, SM1 3AA.



# Fire Safety Report

August 2023

## Project Details

Client property address: No. 21 Oakhill Rd. Sutton, SM1 3AA.

NoP Ltd. address: Unit 2A, No. 118 Stanstead Rd. Forest Hill, London, SE23 1BX.

NOP LTD, UNIT 2A, 118 STANSTEAD ROAD, FOREST HILL, LONDON, SE23 1BX.

REGISTERED IN ENGLAND No. 3787733

## Introduction and Context.

### Description of proposed works:

Proposal consists of residential extensions at ground, first and loft floor levels to a single family residence. A fire protected escape route will be provided in accordance with current building regulations and a smoke and fire detection system installed and certified in accordance with current building regulations.

### Introduction

NoP Ltd. has prepared the following "Fire Safety Report" based on the latest approved document (part B - fire safety). However, the fire strategy should be fully discussed, confirmed and approved by the relevant Building Control Body prior to commencement of the works and throughout the construction process.

### AD - Part B (Fire Safety)

Fire strategy to follow the guidance in the Approved Document (Part B). Any deviation from AD-B has to be approved by the relevant Building Control Body. The fire strategy to be fully discussed, confirmed and approved with BCB 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 at all levels and heat detector to be provided within the kitchen area. All to be mains powered with standby power supply (such as a battery) and interconnected via hard-wire.

#### Means of escape in dwelling-houses

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. Inner rooms to have an escape window or door.

Escape from the first floor (max of 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit OR have an emergency escape window. Inner rooms should have an escape window.

Escape from the loft floor (only one storey more than 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit. No inner rooms allowed on upper storeys more than 4.5m above ground level.

Escape from dwellings with more than one storey more than 4.5m above GL: Dwellings to comply with paragraph "Escape from the loft floor (only one storey more than 4.5m above GL)" above PLUS provide a sprinkler system throughout, designed and installed in accordance with BS 9251. No inner rooms allowed on upper storeys more than 4.5m above ground level.

#### 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 BCB. Upgrading/replacement 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 BCB. Replacement may be required to achieve compliance.

#### Automatic water fire suppression system.

If a residential AWFSS is installed, details and specifications from specialist supplier to be submitted to BCB for approval prior to commencement of the works.