

SITE: 2 TUDOR PLACE, SE19 2HN (PROPOSED 2A TUDOR PLACE)
PROPOSED TWO BEDROOM HOUSE IN PLACE OF EXISTING STUDIO
FIRE SAFETY STATEMENT
(HOUSEHOLDER PLANNING APPLICATION)
8TH JANUARY 2023

Background:

This Statement has been prepared by the Agent, Mittelman Associates LLP, on behalf of the Applicant; Julie Burnell. This forms part of our submission for the demolition of an existing Studio and the construction of a modest two-bedroom house in its place.

Fire Safety:

Fire safety requirements will adhere to Part B of Schedule 1 Building Regulations. These includes;

- means of escape
- means of early warning
- and fire spread.

All fire safety within the building will need to comply with current regulations and agreed on site with Building Control. Building Control will certify the compliance of the works prior to completion and occupation.

1. Information on Space Provisions for Fire Appliances and Assembly Points

Fire Appliances: Hand safety appliances such as a fire blanket and a wet chemical / water mist fire extinguisher are to be located in the proposed First-floor Kitchen whilst there will also be a CO² fire extinguisher on the Ground-floor – exact location to be agreed with Building Control and the Client.

Assembly points for Evacuation: Belvedere Road, directly north-east of the site, is identified as the primary assembly point for evacuation which can be accessed from the front garden and front drive of 2 and 2A Tudor Place respectively – no change from the existing condition.

2. Information on Passive and Active Safety Measures

Fire Alarm System: Mains operated and battery back-up smoke alarm detection system to BS EN 14604, and BS 5839-6:2019 to a least a Grade D category LD3 standard. Smoke alarms are to be situated in all circulation spaces, and on both levels. Mains operated and battery back-up heat detection to be located in the Kitchen.

Compartmentation: In the event of a fire, materials such as fire-resistant doors and wall finishes will be used to assist in compartmentalisation to control the fire, keeping the event manageable until firefighters arrive at the property.

3. Information and Data on Construction Products and Materials

Firestopping Materials:

The development is to utilise various firestopping products to ensure that cables and pipes, ductwork and voids are sufficiently protected and do not offer a weak point where fire can spread. Firestopping materials to be used will be Rockwool FIREPRO SoftSeal Coated Strips and Rockwool Intumescent Putty Pads or similar products.

Mineral wool insulation, which has fire-resistant qualities, will be within the proposed construction. Pipework through fire compartments and floors will be adequately fire stopped to maintain the fire-resistant integrity of the property.

4. Information on Means of Escape and Evacuation Strategy

Means of Escape: As previously mentioned, Belvedere Road pavement is identified as the primary assembly point for evacuation which can be accessed from the front garden of the existing No. 2 Tudor Place and from the drive of the proposed No. 2A Tudor Place. Means of escape for No. 2 Tudor Place remains as existing whilst the proposed means of escape for No. 2A is through the front door at Ground-floor level. The design has considered means of escape by placing the Kitchen, the most common place for a fire to start, on the First-floor and which gives evacuees in Ground-floor habitable rooms more time to escape.

5. Information on Access and Equipment for Firefighting

Access for Firefighting: The property can be directly accessed via an open front garden, which can be accessed via the Belvedere Road pavement. In the case of emergency, on-street parking is available should emergency services such as Fire Tenders need to park within proximity allowing emergency vehicles to park approximately 7 metres from the property.

Access to emergency services will remain as existing and not be impacted by the proposed development. Fire Evacuation Strategy will be kept on site as agreed with the Client.