

FIRE STATEMENT

71 PRINCES AVENUE, TOLWORTH, KT6 7JL

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Introduction

This statement has been prepared in support of a planning application submitted to the Royal Borough of Kingston. The proposal is located at 71 Princes Avenue in Kingston. This Fire Strategy Statement Highlights the main fire design principles implemented in the design. However, the applicant should seek the expertise of a fire safety assessor by carrying out a fire risk assessment, to enhance this fire strategy further and ensure the safety of any future occupants.

Fire Safety Strategy

The high degree of fire separation between rooms and the common parts is achieved by making each room a fire-resisting enclosure. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building. Compartmentation minimises the likelihood of fire spreading: from a room to the escape routes (common parts), between room to room. The building's elements of structure are required to possess sufficient fire resistance when exposed to a fire of predicted severity to not only prevent fire-spread, but also to prevent structural collapse.

It needs to be ensured that the fire-resisting enclosure of flats is maintained at all openings, including: room entrance and other doors; any internal windows into the access corridor, or any glazing above or around the flat entrance door; openings in walls and floors for services, such as water, gas and electricity; vents into shared air supply ducts, but, more commonly, shared extract ducts from bathrooms and sometimes kitchens. As a result, a standard of a minimum of 30 min fire resistance should be maintained throughout this property, FD30 doors, fire resistant plasterboard, intumescent pipe collars and cavity closers should be used where appropriate. A fire risk assessment would assist in identifying all the fire hazards and risks in your premises.

Fire Safety Strategy

- room doors must be fire doors with a half-hour resistance (i.e. a door that provides at least 30 minutes of protection against fires) and should be fitted with smoke seals and self-closing mechanisms.
- Internal doors do not need to be fire doors if the flats are on the ground floor or less than 4.5 metres above the ground, providing the habitable rooms have a means of escape, such as a terrace or a window.
- Self-closing doors will help contain the fire and protect the staircase, so that people can get out of the building.
- It's advisable to coat the walls with fire-resistant emulsion paint rather than wallpaper or other material, as this could help contain the fire.
- rooms on floors that are higher than 4.5 metres will need fire doors between the habitable rooms and the hallway that leads to the entrance to the flat.
- Landlords must provide suitable fire-fighting and detection equipment on the premises. Since 2015, it is a legal requirement for private landlords to have one smoke alarm on every storey of their premises and a CO2 alarm in any room that has a device that burns solid fuel, such as a coal fire or a wood-burning stove.

- Upholstered furniture and furnishings must be “fire safe” as described in Furniture & Furnishings (Fire) (Safety) Regulations 1988. To check your furniture is safe, look for the manufacturer’s assurances on the furniture labels.

Evacuation

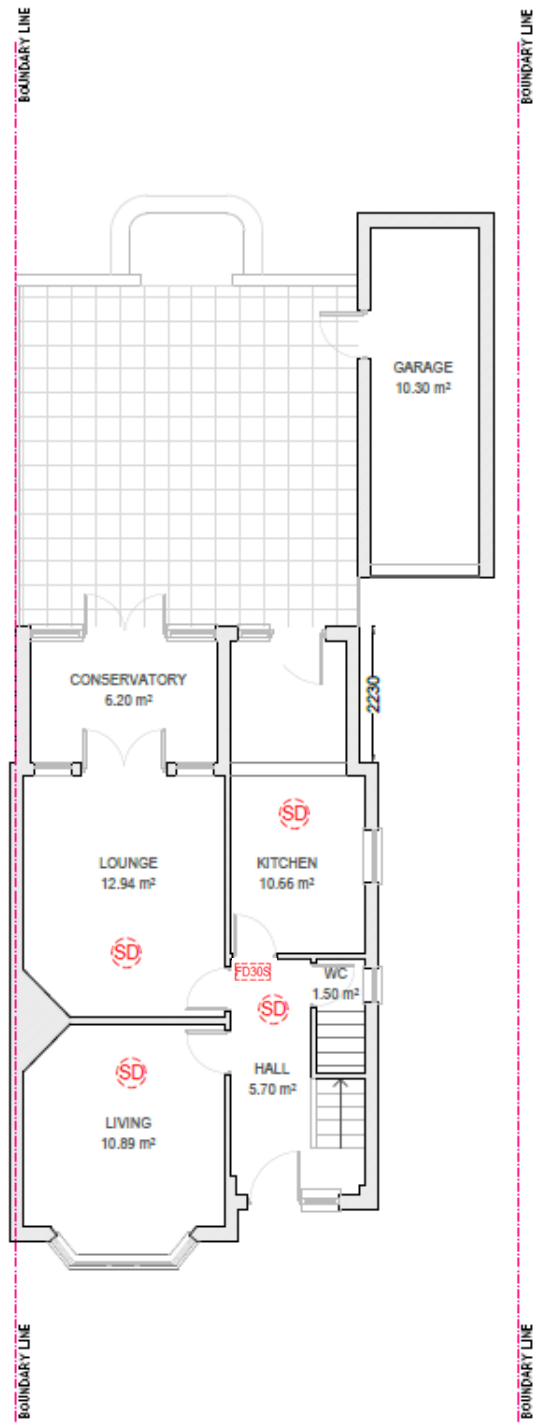
The compartmentation between rooms is analogous to the party wall separation between adjoining houses, which prevents fire-spread from one house to another. It also enshrines the principle that a person’s actions, while they may affect their own safety, should not endanger their neighbours.

There is adequate illumination of escape routes to be able to see the way out in an emergency.

Fire exit signs might need to be displayed to assist in the use of an escape route with which people are unfamiliar. However, in this case this a single stairway building, providing access withing a single dwelling thus, the is not a need for such signs. As, it is not considered necessary to signpost the route that residents normally use to gain access to their flats.

Fire Detection and Alarm Systems

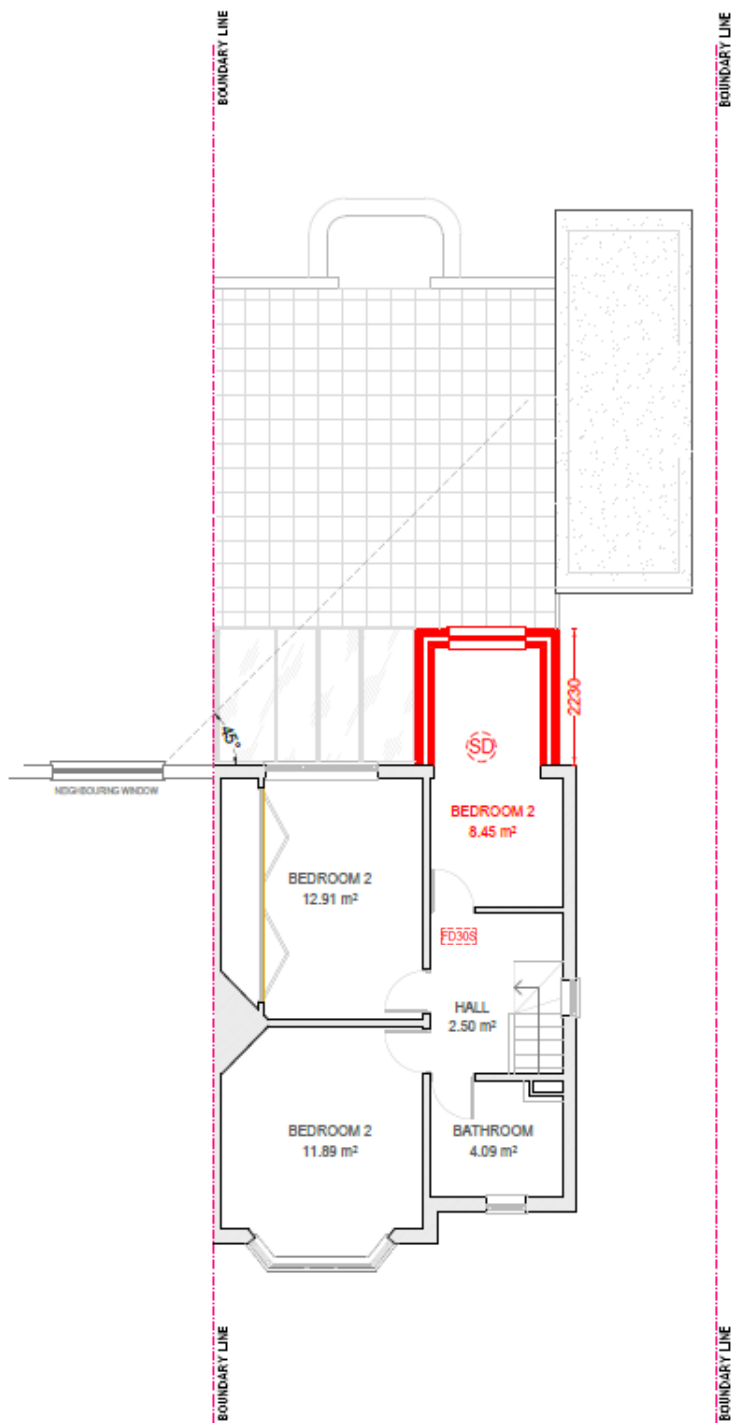
Early warning of fire is an essential component of ensuring that residents can evacuate safely from their rooms in a fire. Provision of appropriate smoke and heat alarms is now considered a basic component of fire safety design for rooms. As a result, we have implemented smoke alarms and heat detectors in the fire safety strategy.



PROPOSED PLAN - GROUND FLOOR

- FD30 30 MINUTES FIRE RESISTING DOOR
- FD30S 30 MINUTES FIRE RESISTING DOOR WITH A FITTED SMOKE SEAL
- SC SELF CLOSING DEVICE
- SD SMOKE DETECTOR ALL CONECTED TO FIRE PANEL
- H HEAT DETECTOR ALL CONECTED TO FIRE PANEL

Ground Floor Fire Plan



PROPOSED PLAN - FIRST FLOOR

- [FD30] 30 MINUTES FIRE RESISTING DOOR
- [FD30S] 30 MINUTES FIRE RESISTING DOOR WITH A FITTED SMOKE SEAL
- [SC] SELF CLOSING DEVICE
- (SD) SMOKE DETECTOR ALL CONECTED TO FIRE PANEL
- (H) HEAT DETECTOR ALL CONECTED TO FIRE PANEL

First floor Fire Plan