

FIRE SAFETY STATEMENT

Reasonable Exception Statement (RES)

Loft Conversion to 1st floor flat including roof terrace.

Project: 28B Colwell Road, SE22 8QP

Project No: 01148

Date: 28/02/2024

This document was prepared by AA Drafting Solutions on behalf of our client Mark Ogunjobi. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

Reasonable Exception Statement

Site address	28B Colwell Road, SE22 8QP
Description of development	Loft Conversion including roof terrace
Name of Author and role in the development	Isabel Vile Architectural Technician

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	Smoke alarms and fire doors.
	The fire safety measures will be altered	Additional smoke alarms within the new floor and FD30 doors, fully detailed on the next page.
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Yes, assembly points at front of property
	Information on passive and active safety measures (D12A criteria 2)	Yes detailed on the next page
	Information and data on construction products and materials (D12A criteria 3)	Yes detailed on the next page
	Information on means of escape and evacuation strategy (D12A criteria 4)	Yes, means of escape and evacuation strategy via main staircase and front door.
	Information on access and equipment for firefighting (D12A criteria 6)	No

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Loft Conversion to 1st floor flat, and roof terrace.

Written by Alex Maduaka BSc IEng director of AA Drafting Solutions, with over 10 years in Design and Build projects experience and Building Control specifications we can identify any potential fire safety issues which may arise prior to the build taking place.

Information on space provisions for fire appliances and assembly points.

Shared front garden/patio have direct access from the property and will be used for fire assembly points.

Passive and active safety measures.

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Data on construction products and materials.

New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Means of escape and evacuation strategy.

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 leading from the loft floor directly to the external door at GF level. No inner rooms allowed. All doors on to the hallway must be FD30 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire 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.

Access and equipment for firefighting.

Fire safety equipment shall be clearly labelled and placed in easily accessible locations along communal access ways.