

# FIRE SAFETY STATEMENT

21 Bawdale Road, SE22 9DL



REVISION TABLE

REV.	DATE	DESCRIPTION	NAME	SIGN.
A	27/02/24	Planning application support	Giovanni Fusco	GF



### Scope of the Statement

This statement is prepared as support for an householder planning application for a loft conversion.

The proposed development is classed as minor development and will not change or increase the risk of fire within/around the building.

This Statement will be implemented, after the planning application approval, with additional specifications and details to meet the building regulation and will be reviewed by an independent Government approved Building Inspector.

### The Site

21 Bawdale Road is a four-bedrooms two-storey plus loft mid-terrace house.

### Proposal

The proposed works are wholly within the land belonging to No 21 Bawdale Road.

The proposal development will be the replacement of existing loft outrigger mansard with a dormer to create new habitable space in the outrigger loft.

The proposed development will not involve any a material change of use; the dwellinghouse will remain in use as a family dwellinghouse. No additional housing units is being proposed.

The proposed development will not increase the total height of the existing building.

All the below criteria/measure will be kept on place.

### Fire Doors

Fire doors to be 30-minute integrity performance when tested to BS 476: Part 2:1987. Doors and frames to be as supplied by manufacturer, complete with intumescent strips and cold smoke seals. Ironmongery to fire doors to be as recommended by manufacturer.

All fire doors to be fitted with suitable self-closing devices (except for doors to cupboards), Perko self-closers or rising butt hinges where such hinges effectively close the door (minimum melting point of hinges to be 800 degrees centigrade.)

### Smoke detector

The smoke and heat alarms should be interconnected mains-operated and conform to BS EN 14604:2005, Smoke alarm devices or BS 5446-2:2003.

Alarms to be permanently wired to a separate fused circuit at the distribution board and to have battery back-up.

There should be at least one smoke alarm on every storey of a dwelling house.

Where the kitchen area is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen.

Smoke alarms/detectors should be sited so that:

- In all circulation areas at each storey level that forms part of escape route from the dwelling

- There is a smoke alarm in the circulation space within 7.5m of the door to every habitable room;
- They are ceiling-mounted and at least 300mm from walls and light
- The sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-150mm in the case of heat detectors or heat alarms).
- Smoke or heat alarms should not be fixed near appliances etc. That are likely to give a false alarm.

### Means of Escape

The windows should have an unobstructed openable area that is at least 0.33m<sup>2</sup> and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

### Fire-Resistant Internal Finishes

For all structural elements, such as floors, walls and beams, fire resistance of at least 30 minutes is required. This is usually achieved by using fire-rated plasterboard and plaster finishes at least 12.5mm thick, or two layers of standard plasterboard at least 9.5mm thick and a plaster set finish. For the internal wall and ceilings finishes, materials need to be Class 1-rated to prevent fire spread

### Electrical Installation

All wiring and electrical work must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, Wiring Guidance and Building Regulations Part P (Electrical Safety).

An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent electrician.

A copy of a certificate must be forwarded to Building Control on completion.

Sockets/outlets must be installed 150mm minimum from worktop

Socket/outlets and similar accessories should be mounted at not less than 300 mm (ideally not less than 1000 mm) in the horizontal plane, from the extremities of a sink, tap or wash basin, hobs. Approved Document M recommends that in new dwellings only, switches and sockets/outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level and 350mm away from corners.

### Gas Heating

Ensure all gas appliances and pipe work are installed to comply with current codes of practice and British standards and installed by an approved contractor.

Commissioning certificate to be provided upon completion.

Gas appliance condensing boiler must only be fitted by gas safe registered heating engineers. Boiler should be fitted in strict accordance with the manufacturer's instructions.

### Fire Extinguisher

One 2kg powder fire extinguisher or one 1m x 1m fire blanket will be provided in the kitchen area

### Access for Fire Engines

Fire Engine will have access to within 45m of every point of the house or to 15% of its perimeter

### Escaping a fire

It is recommended that the occupants familiarize themselves with the escape route.

Guidance about how to make a home and family safe can be found at government website

<https://www.gov.uk/government/publications/make-your-home-safe-from-fire>

### Conclusion

This Fire Safety Statement demonstrate that adequate measures on design have been considerate and that the development will comply with the fire regulation.

In the Building Regulation application these measures will be defined further to be approved by an independent third-party Approved Inspector for building regulations approval.

Yours truly

Giovanni Fusco

*Chartered Architect*

*M. Arch, ARB, RIBA*

*We are Members of:*

