

Cole Park Associates

Chartered Building Surveyors, Party Wall Surveyors,
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249 St Margarets Road, Twickenham TW1 1ND

Proposed Loft Conversion

Fire Safety Statement

Dated : 04.06.21



Fire Safety Statement

The proposed rear dormer extension to both the main roof and rear outrigger is a minor development that shall slightly increase the size of the property but will in turn require additional fire regulations.

Fire Safety

The internal staircase / means of escape will be increased with additional level to the dwelling. The new level shall have FD30 rated doors to comply with Building Regulations. These will further have 25 x 38mm door stops.

Fire Doors & Means of Escape

FD30 rated doors have been incorporated throughout the development, to provide a protected Means of Escape from all habitable rooms accessing the main existing staircase and entrance hallway.

This will ensure that there is a 30 minute fire resisting enclosure around the escape staircase, leading to an external place of safety.

Heat & Smoke Detection

The entrance hallway and upper floor landings will be provided with an interlinked smoke detectors which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2000

The kitchen will be provided with an interlinked heat detector which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2003

Place of safety

The development will have a suitably positioned external place of safety as an evacuation assembly point, in accordance with the requirements of Policy D12 of The London Plan (2012).

Evacuation Routes

The evacuation routes and a single evacuation assembly point, located at the front of the property on the public pavement of St Margarets Road.

All works will be inspected and certified by an approved Building Control inspector.

Other Confirmations

All materials used will be fit for purpose and be certified for the latest legislations.

All fire safety within the building will need to comply with current regulations and agreed on site with building control inspectorate prior to works on site.

Building Control will offer Practical Completion for the said works to offer compliance before occupation.



Building Surveying, Planning & Design, Project Management, Defect Diagnosis