

Fire Safety Strategy Statement

Rear Extension on semi-detached property

As required by the

[Fire Safety Policy D12\(A\) London Plan](#)



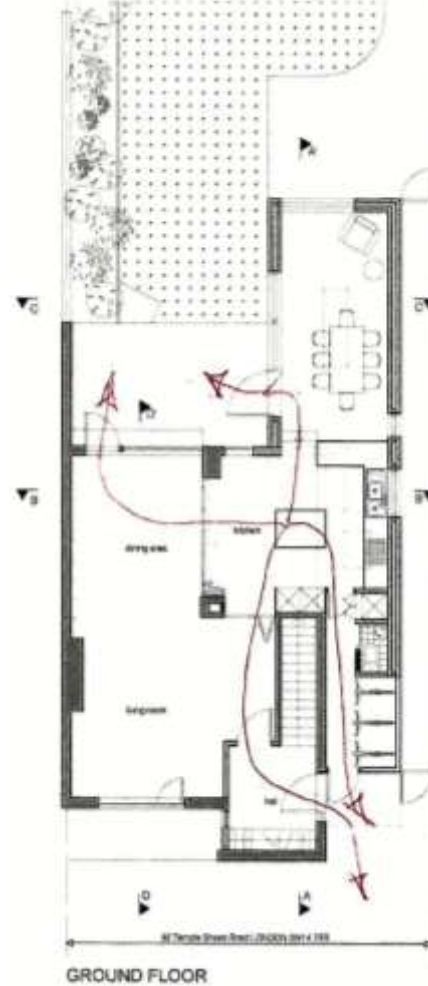
This report is written by Maggie Toy BA Hons, Dipl Arch RIBA Part 1 & 2 qualified to write this report by nature of qualifications and over 35 years experience in the business of ensuring such schemes comply to building control regulations.

This is a small single storey rear extension which does not increase any escape risk to the original property. It will be constructed within building control regulations.

Below I list the building regulations and how this proposal is adhering to those regulations. In addition I have demonstrated escape routes from the proposed extension on the floor plan.



Escape routes existing



Escape routes proposed

These diagrams demonstrate the comparative escape routes before and after the proposed extension.

In addition to this there would be 30 min fire resistant fire doors installed across the ground floor as well as integrated fire alarm system as required by Building Control.

Overall the property would be brought up to a considerably higher level of fire safety with the new provisions that this extension would bring with it

General provisions

1.1 All dwellings should have a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. A higher standard of protection should be considered where occupants of a proposed dwelling would be at special risk from fire. Further advice on this is also given in BS 5839-6.

1.2 Smoke alarms should be mains operated and conform to BS EN 14604.

1.3 Heat alarms should be mains operated and conform to BS 5446-2.

1.4 Smoke and heat alarms should have a standby power supply, such as a battery (rechargeable or non-rechargeable) or capacitor. More information on power supplies is given in clause 15 of BS 5839-6.

Extensions and material alterations

1.8 Where new habitable rooms are provided, a fire detection and alarm system should be installed where either of the following applies.

- a. The room is provided above or below the ground storey.
- b. The room is provided at the ground storey, without a final exit.

1.9 Smoke alarms should be provided in the circulation spaces of the dwelling in accordance with paragraphs 1.1 to 1.4.

SPECIFIC TO THIS APPLICATION

In this new proposal the extension is on the ground floor and as well as having its own direct escape route it is also adjacent to two existing escape routes.

Section 2: Means of escape – dwelling houses

Escape from the ground storey

2.1 All habitable rooms (excluding kitchens) should have either of the following.

- a. An opening directly onto a hall leading to a final exit.
- b. An emergency escape window or door.

SPECIFIC TO THIS APPLICATION

In this new proposal the extension is on the ground floor, the proposed room is a dining room and opens on to a kitchen. There is an escape direct to the outside from the new room as well as from the kitchen. There is also a door out onto the garden from the adjacent room. Three different directions of escape.

Passenger lifts

2.7 A passenger lift serving any storey more than 4.5m above ground level should be in either of the following.

- a. The enclosure to the protected stairway, as described in paragraph 2.5.

- b. A fire resisting lift shaft (minimum REI 30).

SPECIFIC TO THIS APPLICATION

There is no passenger lift in this property

General provisions

Emergency escape windows and external doors

2.10 Windows or external doors providing emergency escape should comply with all of the following.

a. Windows should have an unobstructed openable area that complies with all of the following.

i. A minimum area of 0.33m².

ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).

iii. The bottom of the openable area is a maximum of 1100mm above the floor.

b. People escaping should be able to reach a place free from danger from fire. Courtyards or inaccessible back gardens should comply with Diagram 2.5.

c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows.

d. Windows should be capable of remaining open without being held.

SPECIFIC TO THIS APPLICATION

Escape routes in this proposal are doors which are compliant with the above.

The Fire Safety Strategy for this proposal is overall to ensure that everyone could get out immediately from this property to safety in case of a fire. The proposal extends beyond the current property at a point near two existing escapes to safety. Within this approx. 10m² extension there will be an additional door escape to safety. Thus increasing the already well over requirement level of escape routes.