

FIRE STRATEGY

GARAGE CONVERSION AND EXTENSION AT 18 EGERTON ROAD, LONDON TW2 7SP

Introduction

This Fire Strategy Report is related to a proposed garage conversion and extension at 18 Egerton Road, London TW2 7SP.

Structural Fire Safety

A 30 mins fire protected route (walls, doors, ceilings) is already provided in a lobby encompassing the main staircase travelling to 1st Floor and 2nd Floor. Fire resisting FD30 doors are already in place for all habitable rooms and the new habitable room resulting from the conversion will also have a 30 minute fire resisting FD30 door.

Walls and ceilings are 60 mins fire resistance which is the Building Regulation standard for the existing house.

Fire doors are all self closing and fitted with intumescent strips and smoke seals, with escape type locks.

Electric meters within the staircase will be enclosed in a fire resisting cupboard/housing. The staircase which is the protected route to be kept free from combustible materials and obstructions.

Interlinked smoke alarms will be provided in all rooms of each flat except bathrooms and need to be kept and maintained in order at all times.

Emergency Lighting

Emergency lighting is not required.

Fire extinguishing equipment:

There is a fire extinguisher already in the kitchen.

Maintenance and Testing

Each smoke detector head should be replaced every 10 years (guaranteed life of the standby battery). If the house is ever unoccupied or the mains power has been disconnected, the system should be thoroughly tested to ensure the operation of the power supply and standby supply.

Fire Strategy Plans

Due to the small nature of this development, no fire plans are required.



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