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66 Mount Ararat Road, London, TW10 6PJ

Fire Safety Strategy

The proposed single storey rear extension at 66 Mount Ararat Road is classed as minor development and will not change the risk of fire to the building. However, the proposal does provide the opportunity to incorporate features to further enhance the fire safety aspects of the property in accordance with Policy D12A of the London Plan.

These will be proportionate to the scale of the development and have been clearly annotated the submitted plans. They include the following:

1. The existing upper ground floor windows are emergency egress which will allow occupants to escape, if necessary.
2. Active fire safety measures include –fire extinguisher and fire blanket in kitchen area, and smoke and heat detectors (as detailed on the submitted plans). This will be in accordance with current guidelines.
3. Passive fire safety measures include – 30 Minute Fire doors, and steel structures coated with intumescent paint.
4. All materials will be fit for purpose and be certified in accordance with the latest legislation, including current building regulations standards.
5. The means of escape routes have changed slightly, the flat entrance door at upper ground level has been removed and moved to the lower ground level. This will enter a small entrance hall, leading to an open plan living, kitchen and dining with a new staircase to the upper floor.

The staircase will be of 30mins fire resistance, and continuing at lower ground there will be an anti-mist system, with a fire curtain to drop down preventing smoke filling the upper floor (in the case of a fire in the kitchen).

This leads to clearly defined congregation points on the roadside pavement (the pavement position is the same as present and is the only option to the front because of the front garden), and the rear garden, if the front access is blocked,

6. The front door will still be clearly viewed from the front, and helps ensure access for firefighters and equipment. Given the size of the front drive, firefighting equipment will be roadside as existing, and

7. All fire safety features within the building will comply with current regulations and be signed off by Building Control.