

FIRE SAFETY STRATEGY

Project Location: 37 MORTLAKE ROAD, KEW TW9 3JQ

Date: 21:05:22



1.0 INTRODUCTION

The Fire Safety Strategy is intended to demonstrate compliance with the London Plan policy D12 and assist in gaining approval in principle from the Approving Authorities.

The findings and opinions expressed are based on the conditions encountered and / or the information reasonably available at the date of issue of this document and shall be applicable only to the circumstances envisaged herein.

As this document forms a concept approach for fire matters, the contractor must ensure the contents of the report are incorporated in the building.

1.1 BUILDING DESCRIPTION

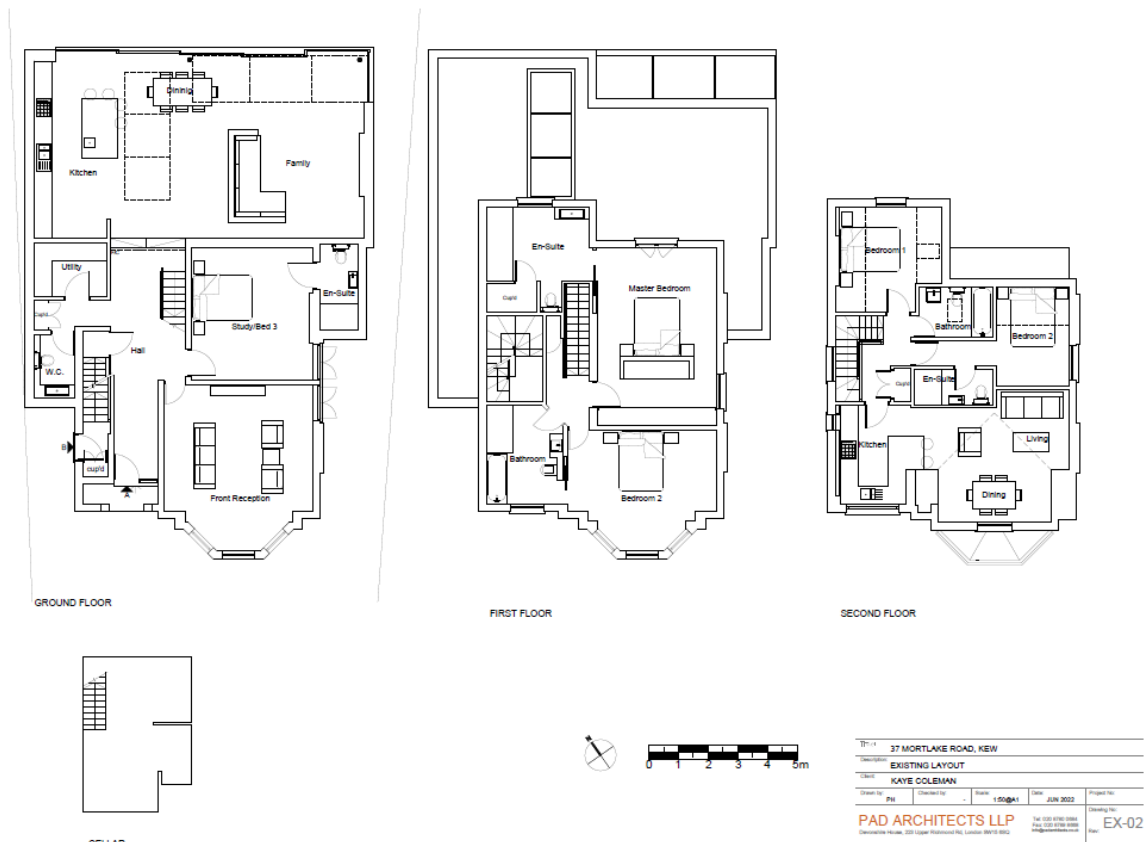
The building is currently categorised as Dwellings – Flats but will become a Single Dwelling

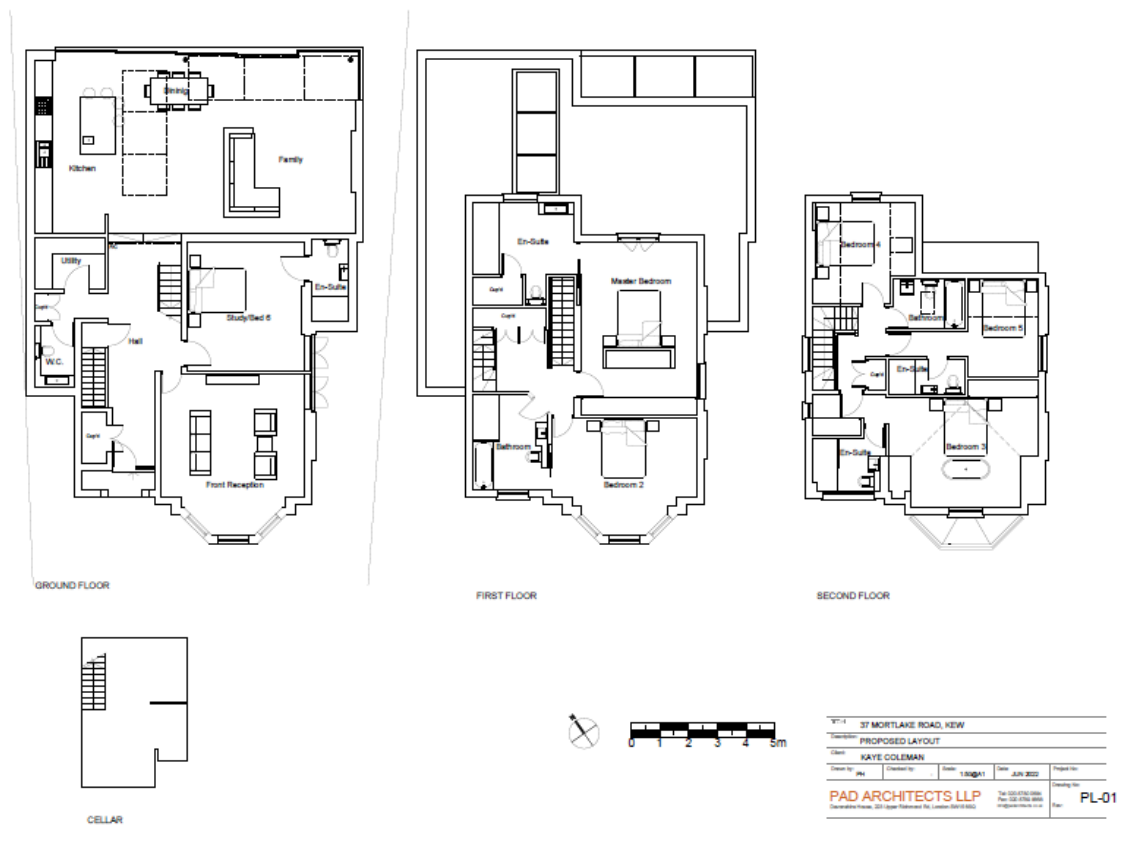
To summarise, the proposal seeks to reinstate a single dwelling currently configured as two separate flats. A plan of the proposal is displayed on the adjacent page.

2.0 LEGISLATION

The main fire legislation applicable to this building includes, The Building Regulations and The Regulatory Reform (Fire Safety) Order 2005.

This document forms a concept approach for fire matters, the design team and contractor must ensure the contents of this report are incorporated in the building. This concept will not prevent a fire occurring and good housekeeping will be encouraged to reduce the risk. This strategy is mainly concerned with getting occupants out of the building safely and providing measures, where necessary, to assist the fire fighters in their operations.





2.1 BUILDING REGULATIONS

In the case of fire, the regulations are dealt with under the functional requirements B1 to B5 of Schedule 1 of the Building Regulations. There are a number of prescriptive documents, which can be adopted to show compliance with the Schedules. These include Approved Document B (ADB) and the British Standards BS5588 'Fire Precautions in the design, construction and use of buildings' suite of standards (now superseded by BS9999:2008), which are considered as adequate to provide general guidance for the more common buildings.

3.0 MEANS OF ESCAPE

Schedule 1 of the Building Regulations requires the following functional requirements to be met in respect of B1, Means of warning and escape:

"The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times."

3.1 GENERAL PRINCIPLES

This building compartmented by floor and staircases enclosed in 30 minutes fire rated construction with FD30 doors and a single means of escape via the main staircase

All habitable rooms on the First Floor to have a window with 0.33m² openable area a minimum of 450mm wide and a maximum cill height of 1100mm from FFL.

3.10 FIRE ALARM AND DETECTION SYSTEMS

The means of escape will be assisted by the installation of the fire alarm and detection system proposed within the building to a Grade A category LD2 Type in accordance with BS5839 Part 6.:2004. With detectors sited in accordance with the recommendations of BS5839-1:2002. Alarms within 7.5m of the door of every habitable room. Due to the increased level of smoke detection, the fire will be detected at a very early stage resulting in early warning to the occupants and hence, a reduction in the pre-movement times.

4.0 CONSTRUCTION/ELEMENTS OF STRUCTURE

All elements of structure should achieve 30 minutes fire resistance. Including but not limited to, structural walls, load bearing walls, roofs, and protected shafts. Any space that connects compartments such as stairs should be considered a protected shaft and should be protected accordingly. Openings within a protected shaft (doors etc.) will be fire resistant to the recommended rating of the shaft in which they are located.

4.1 COMPARTMENTATION

All floors in will be constructed as compartment floors. Each compartment floor will follow the same fire rating of the element of structure of the building i.e. 30 minutes.

The protected means of escape staircase and lobbies will be enclosed in 30 minutes fire resisting construction with FD30 doors and a fire curtain.

4.2 FIRE STOPPING

Any openings for services breaching compartment walls will be fire stopped (unless protected throughout their entire length with fire resisting material)