

Architecture
100



12 High St, Hampton Wick,
Kingston upon Thames
KT1 4DB
T: 020 8988299
E: plans@architecture100.com

**12A High Street
Hampton Wick
Kingston Upon Thames
KT1 4DB**

FIRE SAFETY STRATEGY

Introduction

The primary objective of this fire safety statement is to set out the key fire safety strategy for the proposal and identify how the building design achieves an acceptable and compliant level of fire safety, in line with The London Plan Policy D12 Fire safety.

The proposal is for the subdivision of an existing 2bed, storey flat into two separate flats creating an additional residential unit.

This is a minor development which will not increase the fire risk in the property.

No lifts are installed.

Space Provisions for Fire Appliances and Assembly Points

In the event of fire, the occupants could evacuate the main building on the property by going down the fire protected stairs to the rear terrace at the first floor level and wait for the emergency services at a safe distance.

Due to the scale of the proposal there is no designated location for Fire Appliances, however the front entrance of the building is on unobstructed pavement allowing easy access for the fire brigade to position.

Passive and Active Safety Measures

The proposed development will comply with the Approved Document Part B (Fire Safety) of the Building Regulations 2010 and its amendments. The development will incorporate protected escape routes with fire resistance rated walls and fire doors. Mains connected fire alarm and smoke alarm detectors will be provided above the landings on all floors.

Data on Construction Products

The underside of the stairs are to be lined with 12.5mm fireline plasterboard to increase the fire integrity of the stairs. All walls which enclose the fire protected route to be fire rated partitions with a minimum fire rating of REI 30. All new and existing doors to habitable rooms along the protected route to be upgraded to minimum fire rating of REI 20. Any glazing to the stairway enclosure to be replaced with fire-resisting (uninsulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

Means of Escape and Evacuation Strategy

Effective means of escape has been viewed to be a function of having appropriate detection and warning of the fire; limiting the travel time to escape; and providing protected escape routes. Mains operated, self-contained and interlinked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1., all to also have rechargeable batteries in case of mains power loss.

The proposed strategy will be assessed and signed off by the appointed Building Control Officer.

Access and Equipment for Firefighting

The dwelling is located on a normal width road which would enable a fire engine to drive through and park safely to access if required to do so.

Conclusion

This fire safety statement has outlined the fire strategy to show compliance with The London Plan Policy D12 Fire safety. The proposal is for a loft conversion, therefore is subject to building regulation and will abide by the national rules which discourage the spread of fire.

In addition to this, regular checks on the operation of the fire/smoke alarms will be made by the owner.

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