

Fire Strategy Document

35 Ullswater Road, London SW13 9PL

1. General comments.

35 Ullswater Road London SW13 is a 2 storey semi detached property with existing masonry brick construction, timber structural floors, plastered walls and a tiled roof.

The proposal is to provide a loft extension using traditional materials.

The building is currently and will remain a single family dwelling.

2. Information on space provisions for fire appliances and assembly points (criteria 1).

Fire Brigade Access is via the front entrance on 35 Ullswater Road. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1.

Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1.

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse

3. Information on passive and active safety measures (criteria 2).

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the kitchen and landings at each level.

Independently certified (in accordance with BS476 Part 22) FD20 doors will be provided to all habitable rooms to create a protected escape route from the upper floor levels.

A 30 minute fire rated partition will enclose the kitchen.

This is in accordance with Approved Document B1. There is a WC located in the hallway but this doesn't require a fire door.

4. Information and data on construction products and materials (criteria 3).

Walls to the boundary side elevation of the rear dormer will comprise timber stud with cementious board applied externally and 12.5mm fireline board installed internally which provides 30 minutes fire protection from both sides.

This is in accordance with Approved Document B1.

The front roof is glazed with 3 no rooflights which have unwired glass greater than 4mm so is graded as BROOF(t4) in accordance with table 12.1 of Approved document B1.

Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class) (National Classification).

Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

At the front pitch and rear boundary the existing masonry parapet wall will be retained.

5. Information on means of escape and evacuation strategy (criteria 4).

Means of escape from the loft room is via the entrance hall and the final exit / entrance door.

FD20 doors will be added to the kitchen.

6. Information on access and equipment for firefighting (criteria 6).

Access to the property will be via the front door.

Due to the low height of the premise this is acceptable and there is no requirement to fit hydrants or provide firefighting equipment or shafts etc.

No alternative water supply is required and on street hydrants will be utilised.