

FIRE SAFETY - STATEMENT OF COMPLIANCE

34 Nassau Road SW13 9QE

On behalf of Mr and Mrs Richards

Produced by RJAArchitecture Ltd.



The following Fire Strategy Statement of Compliance has been drafted and relates to our Householder Planning Application for the proposed extensions and remodelling of No.34 Nassau Road, SW13 9QE. This statement should be read in conjunction with the enclosed Submission Package and has been drafted to satisfy the requirements of the London Plan Fire Policy D12.

The project will be submitted for 'Full Plans Check' with subsequent 'Site Inspections' by the Local Authority Building Control who will confirm the suitability of the proposal during the technical and construction phases stage of the project. The proposed safety measures are outlined under each of the D12 policy criterion below:

- 1) **Identify suitable positioned unobstructed outside space:**
 - a) **For fire appliances to be positioned on**
 - b) **Appropriate for use as an evacuation assembly point**

There is direct access to No. 34 Nassau Road from the street via frontage. Fire Appliances can be positioned on Nassau Road in the event of a fire, with evacuated civilians escaping to the pavement, at a safe distance away from the incident.

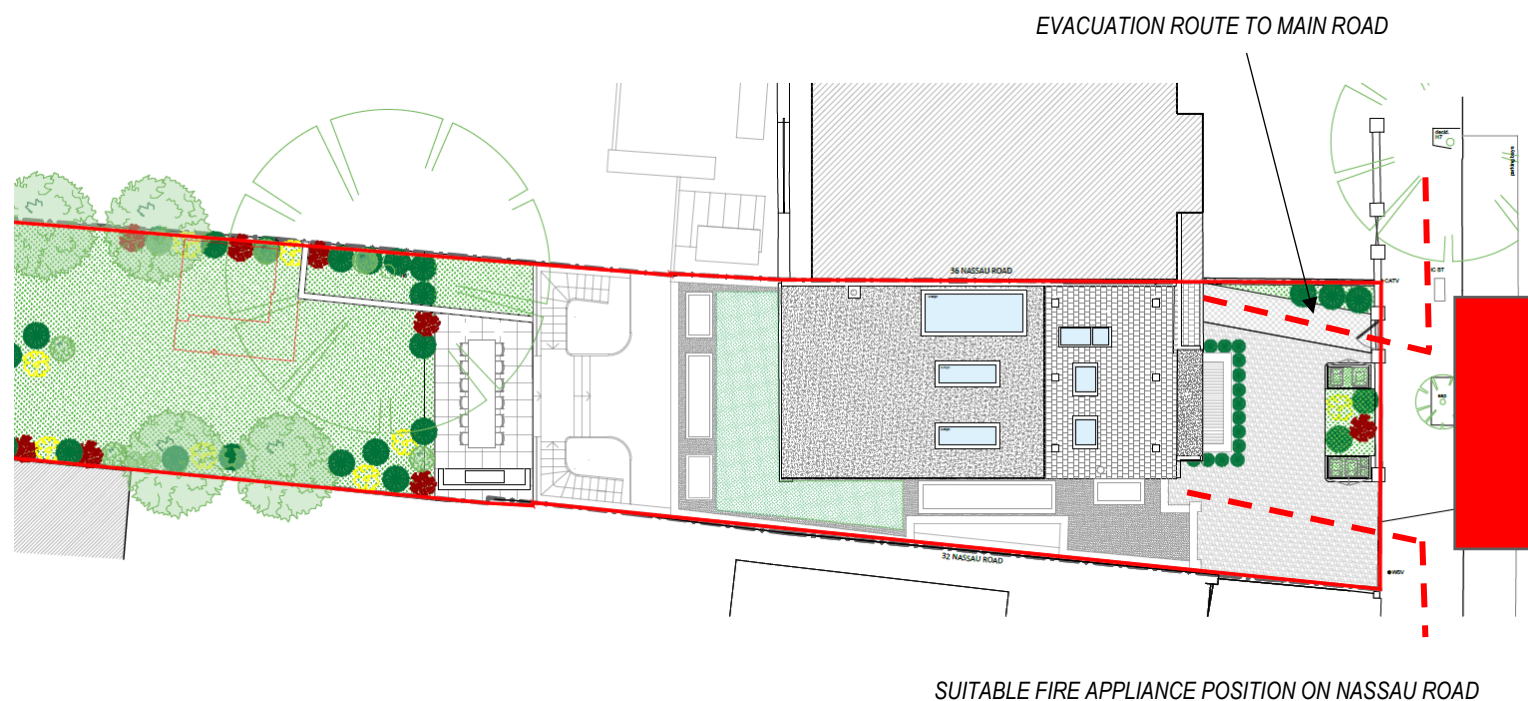


Figure 1- Proposed Site plan

2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

-a Mains Powered Fire Detection System is to be installed (with battery back-ups) including Smoke, CO2 and Heat Detectors; this expected to be LD2 Grade 2 for full compliance of the relevant Building Regulations

-a protected corridor to provide compliant 'Means of Escape' is proposed to the Ground Floor Hallway and Staircase upward through the home; this will carry min. 30min Fire Resistance in compliance with the relevant Building Regulations; at the Ground Floor Entrance, a 'Coopers Fire Curtain' with 30-minute Fire Resistance min. is proposed to maintain this protected core to the home.

-all doors that serve the Means of Escape and to habitable spaces are to be FD-30min.

-the Lower Ground Front Lightwell will include an escape ladder and hatch within the grille for a secondary Means of Escape from the Lower Ground Floor to the frontage, alongside our suggestion for the rear Ground Floor and Lower Ground Floor to benefit from an interlinked 'misting' suppression system to provide a fully robust strategy throughout the home

3) Are constructed in an appropriate way to minimise the risk of fire spread

-Construction build-ups will ensure that min.30 Fire Resistance is carried to all internal partitions surrounding the Means of Escape and between rooms to restrict the transmission of fire risk with principal fire-ceilings proposed at each floor to protect the 'floor structure' between the floors.

-Any services run through the property will be principally placed within a Fire Resistant (30 minute min.) Riser with any penetration between habitable rooms or Means of Escape spaces, generating the need for the services to have FR 30mins Sleeves/Collars installed to maintain the relevant Fire Resistance and Integrity.

-External walls are being formed from solid masonry following the existing property with insulation and plasterboard finishes internally

-Dormer Cheeks within 1m of the Party Wall are to carry 60 minutes Fire Resistance in compliance with the prevailing Building Regulations

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

-In the event of a fire, the users will be able to escape from the Ground Floor upward via the protected Means of Escape to the Front Door which leads in an unresisted manner to the main road and beyond. The Lower Ground Floor will benefit from both a 'misting system' to provide any user safe transition to the Ground Floor Means of Escape whilst also having a Secondary Means of Escape via the Front Lightwell.

5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

- Please refer to the above responses for the robust strategy and holistic considerations applied to ensure the utmost of protection and safety is provided via the proposed designs. During the Technical Design Phase, specific Fire Compliance Strategy Drawing Packages and Documentation will be produced and provided to Building Control for Approval; this will then act as the principal guide for the users reference on record which can be periodically updated as/when required.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

-The property remains as a 'single family dwelling' with no restrictive aspects to the frontage proposed beyond the existing setting of the property; Fire Fighting access and equipment access will be unimpeded by this proposal. The Fire Fighters will be able to park on Nassau Road and use any of the existing sources of water available in the public realm as presently available.