

Project:

Date:

63 Elmsleigh Road, Twickenham, TW2 5EF

21.07.2024

FIRE STATEMENT

Introduction:

This application is for the proposed loft conversion with rear dormer extension and insertion of 2no. roof lights to the front.

1. Proposed Works:

The proposed works involve inserting 2no. roof lights to the front of the property with a dormer extension to the rear. The main and rear access to the property will remain the same and the work should not affect the fire integrity or escape route from the occupants. Please see an extract of the location plan below:



2. Fire Appliances:

“The PFSS should identify areas where fire and rescue service pumping appliances can be sited”.

Answer:

Fire appliances will be located to the front of the property (Elmsleigh Road).

3. Assembly Points:

“The PFSS should identify a suitably sized evacuation assembly point for both the construction and occupation phases of the development. Ideally areas should be identified on the development site so that they remain in the control of the development. Where this is not possible, the PFSS should set out the implications of not having control of this area and any proposed mitigation measures such as obtaining the agreement of the landowner to keep the area clear for an assembly point during an evacuation.”

Answer:

A large space is not required as the maximum number of occupants of a single house is likely to be approx 2-6. Also, during the construction phase, numbers of workers on site will be relatively low on a project of this scale. The assembly point will therefore be to the front of the house (Elmsleigh Road) , there will also be an additional assembly point to the rear in the garden.

4. Passive and Active Safety Measures

“The PFSS should set out what passive and active fire safety measures have been incorporated into the development, what fire safety code/s have been used and which standards these measures have been designed to meet, as well as any additional measures that have been included in the development in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.

Passive and active fire safety measures within a building increase levels of personal safety and property protection in the event of a fire. Passive measures are the elementary parts of a building or structure that do not require a reaction or human intervention during a fire. Examples include compartment walls, fire doors and fire-resistant glazing. Passive fire protection is achieved through compartmentalisation, effectively sub-dividing a building into compartments to prevent the spread of fire such as with the use of fire-resistance rated walls, floors and fire doors. Dampers are used to prevent the spread of smoke throughout any ductwork.

Active fire protection systems require a reaction or action to mitigate the effects of a fire. Systems are mostly automatic, such as fire alarms, smoke detectors, sprinkler systems and ventilation systems. Others require manual intervention such as fire extinguishers.”

Answer:

It is not possible to produce a full definitive list of passive and active safety measures at this point, as the project is in such an early stage and it is a small householder project. All of these points will be specified and approved by the building control officer during the Building Regulations application process. This will ensure that the necessary measures are incorporated in the works. Amongst other measures the following will be incorporated:-

1. Fire Doors where required by Building Control
2. All new steelwork will be fire protected to the required standard as specified by Building Control
3. Smoke Alarms and Heat Detectors will be fitted where instructed by the Building Inspector.

5. Information and Data on Construction Products and Materials

“The PFSS should detail the construction methods of the development and the measures that will be taken to limit fire safety risks posed to the surrounding area. Construction methods that could impact the fire safety of neighbouring sites, buildings, occupants etc. must be identified and the risk reduced using suitable fire control measures. Where possible, construction materials’ fire safety information should be provided within the PFSS. It is recognised that owing to individual procurement strategies, such information may not be readily available at the planning stage. The provision of a materials information register displaying the fire safety properties of construction materials will assist in enabling a ‘golden thread’ (see paragraph 1.2.1 above) of building safety information and ensure that the design criteria, including the proposed construction method and materials is followed through the construction phase. The Fire Statement for major developments must include a commitment that the development will not incorporate combustible materials in its external walls.

Answer:

At this early stage, full information is not available as there are various construction methods available, and this will be finalised at a later date.

At the conclusion of the project, a Materials Information Register will be provided by the selected contractor, this will then be used to determine the fire safety properties of the materials incorporated. We can confirm that all new / replacement materials will be to the standard approved by the Building Inspector.

6. Provide Suitable and convenient means of escape, and associated evacuation strategy for all building users.

“The PFSS must clearly state how the means of escape for all building users has been considered and planned from the initial design of the development (also see London Plan Policy D5(B5) and its London Plan Guidance). The PFSS should evidence, including through the use of plans, which code/s and standards the means of escape have been designed to meet and any additional measures that have been included in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.

The proposed means of escape will inform the evacuation strategy. The PFSS should justify the proposed evacuation strategy, including by identifying the code / standard that has informed the strategy. The evacuation strategy must be inclusive and appropriate for people with disabilities including mobility, sensory and cognitive disabilities and those who may not speak or understand English as their primary language.”

Answer:

As demonstrated in the ‘Existing’ and ‘Proposed’ plans, there is very minimal change. The only change is a loft conversion at 2nd floor level.

The means of escape will remain unchanged, with access to both the front and rear at all times. The Building Inspector will check the means of escape and their recommendations will be fully implemented.

7. Information on Access and Equipment for Fire fighting

“The PFSS should identify how emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included into the scheme; temporarily for the construction phase of the development; and permanently for the occupation phase. The author should ensure and confirm in the PFSS that there is an adequate fire fighting water supply.”

Answer:

Access for fire fighting will be via the public road network (Staines Road, into Elmsleigh Road). The water supply will be from the hydrants located in public areas.