

# **Fire Statement:**

## **Proposed Conversion & Extension, 35 Clare Lawn Avenue SW14 8BE**

The proposed work to the detached house comprises:  
1st & 2nd floor rear extensions with internal structural works

### **i) The building's construction method and products and materials used**

Masonry cavity wall construction unchanged.  
New steelwork internally and timber floor and roof structure with clay roof tiles.  
Glazed aluminium or upvc windows plus Velux rooflights.

Building regs requirement for Fire spread between properties through unprotected areas:

External doors and windows may need to have fire resistance and (in the case of doors) be self-closing or (in the case of windows) be fixed shut to limit the risk of fire spread between adjacent properties. The area of walls, doors and windows permitted to have reduced or undetermined fire resistance (known as "unprotected areas") will be dependent on how close these elements are to the boundary.

In this case all new glazing is sufficiently far from boundary lines.

Structural fire resistance requirements in Approved Document B[1] for loft conversions require 30 minute fire resistance for floors, 30 minute fire resistance for elements of structure (three storey dwelling houses).

These will be ensured in the floor build-up and with fire-resistant plasterboard cladding.

### **ii) Means of escape for all building users and evacuation strategy**

New windows and doors will comply with building regs Means of escape in case of fire:

When replacing any window, the opening should be sized to provide at least the same potential for escape as the window it replaces. If the original window that is being replaced was larger than necessary for the purpose of escape, then the new window opening could be reduced down to the minimum as specified in the criteria below. The means of escape should be considered for any new window installed to an extension or existing dwelling. If an escape window is required then criteria set out below should be followed. It is also generally good practice to replace any window on the first floor that is not used as an escape window with an escape window.

- Width and Height - Either of these are not to be any less than 450mm
- Clear Openable Area - No less than 0.33m<sup>2</sup>
- Cill height - The bottom of the openable area should be no more than 1100mm above the floor area.

A 30 minute protected means of escape will be ensured in the main stair well by ensuring all doors to habitable rooms provide 30 minute integrity with max 4mm gaps, intumescent smoke seals and minimum 3 hinges.

### **iii) Passive and active fire safety measures**

An interconnected smoke detector system will be added with detectors on each landing and entrance hall plus a heat detector in the kitchen.

### **iv) Access and facilities for the fire and rescue service**

Access will be unchanged from existing