

## FIRE SAFETY STATEMENT



78 Madrid Road : Proposed Back Extension

Barnes SW13 9PG

## PLANNING FIRE SAFETY STRATEGY (PFSS)

18th January 2024

prepared by Stephen Reyburn Architect

To be read in conjunction with

JK Ltd Architects drawings:

23-016/01	: OS plan
23-016/02A	: Site plan as existing
23-016/03B	: Ground floor plan as existing
23-016/04A	: First floor plan as existing.
23-016/05A	: Second floor plan as existing.
23-016/23A	: Ground floor plan as proposed.

### 1.1 STEPHEN REYBURN BAHons RIBA

Stephen Reyburn is an Architect with experience of designing for fire safety on a variety of buildings including individual houses, blocks of flats, offices, shops, and exhibition buildings.

### 1.2 DECLARATION OF COMPLIANCE

This fire safety information is provided to satisfy the requirements of London Plan Policy D12A: A1, A2, A3, A4, & A6. The relevant design codes are stated under each heading as follows:

This proposal is for a back extension as shown on drawing 23-016/23A.

This does not affect the means of escape strategy which will be retained as existing

#### A1: SPACE PROVISIONS FOR FIRE APPLIANCES & ASSEMBLY POINTS

Relevant Design Code: AD B5 Section 11 : Vehicle Access Table 8 para 11.4

The access to the property for pump and high reach appliances will be via Madrid Road. This road complies with Table 8. Appliances will stop in the road outside the property.

The assembly point will be on the pavement in Madrid Road.

#### A2: PASSIVE AND ACTIVE SAFETY MEASURES

Passive measures:

RELEVANT CODE/STANDARD: AD B Vol 1 Appendix A , table A1:

The walls and doors in the staircase enclosure will be retained as existing, except at ground floor level where the existing kitchen door will be replaced by a new fire resisting door as shown on drawing 23-016/23A. Also, the existing cloakroom area will be replanned and include coat storage protected by fire resistant doors.

Active measures:

RELEVANT CODE/STANDARD: AD B1 Section 1

The house will be fitted with a mains operated smoke alarm system with a smoke detector at each landing level of the staircase and also a heat detector in the kitchen

#### A3 CONSTRUCTION PRODUCTS & MATERIALS

RELEVANT CODE/STANDARD : The alterations to the existing building will be carried out in materials that generally match the existing building and in compliance with Building Regs. Approved Documents (AD) :

The existing external walls are generally brickwork and comply with AD B4 Section 8 : Construction of external Walls.

The roof structure will be structural timber and will comply with AD B3: walls and ceilings and AD B4: Section 10 : Roof coverings.

#### A4: MEANS OF ESCAPE AND EVACUATION SYSTEM

The property will retain the existing stair leading to a final exit at ground floor level leading onto Madrid Road. Please see JK Ltd drawings 23-016/03B and 23-016/23A.

RELEVANT CODE/STANDARD: Means of Escape: Building Regulations Approved Document B1 : Section2:

1. Escape from ground storey: the means of escape will comply with B1 Section 2 Clause 2.3a: escape via. Hall and Clause 2.3.1: escape via. a window.
2. Escape from first floor : this is an upper floor not more than 4.5m above ground: the means of escape will comply with AD B1 Section 2.4a: escape via. a window or Clause 2.4.b: direct access to a protected stairway.
3. Escape from second floor: an upper floor greater than 4.5m above ground: the means of escape will comply with AD B1 Section 2 : 2.6 a.(i) provision of a protected stair which gives access to a final exit.

#### A6 ACCESS AND EQUIPMENT FOR FIREFIGHTING

RELEVANT CODE/STANDARD : Part B of Schedule1 to the Building Regulations requirement B5.

As stated under A1, the appliances allowed for are pump and high reach appliances and these will stand in Madrid Road if attending a fire.

There is a water hydrant outside the property as shown on the cover photo

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