

Fire Statement

In support of proposals for No.16 York Avenue, Sheen, SW14 7LG

1. Introduction

This document outlines the fire safety measures to be implemented to 16 York Avenue, which will see two new rooms created in the loft, along with a new ground floor side extension.

2. Overview

The design of the loft extension follows the requirements of policy D12a of the London Plan.

The proposals will achieve the highest standards of fire safety (fulfilling all requirements of the Building Regulations) and are relatively simple in complexity and no different to designs this practice has worked on previously.

The property has its dedicated exit to the street, and will have a new fire detection and alarm system (minimum Grade D2 Category LD3 standard) to cover the new areas, in accordance with the relevant recommendations of BS 5839-6. There will be an internal 30-minute rated corridor/stairwell to separate habitable rooms, leading to the designated assembly point in the street without passing through any room.

All ground and 1st floor habitable rooms have openable windows to allow escape in the event of fire. However, the front door will be utilised as the primary escape route.

The new loft extension will be designed with all elements of structure achieving 30 minute fire resistance. There will be smoke alarms (one per floor) and Heat detector in the kitchen hard wired to the mains. The kitchen is also enclosed with a 30 minute fire door.

3. Fire equipment and areas for evacuation

Fire fighting equipment will be positioned at the entrance to the property, and in the kitchen space. The dwelling exits direct to the outside, so assembly point to the front is easily reached.

4. Author level of competence

Prepared by Mr Ed Shinton MA (Cantab) MA (RCA), qualified ARB Architect.

AtelierWest Ltd have provided this fire strategy report for general guidance only for the project at the site named above. All fire safety measures are to be approved and signed off by Building Control and implemented in full by the contractor. AtelierWest do not take responsibility for works carried out on site or anything set out above unless retained on the project on a 'full service' basis including site supervision with regular inspections.