

N. Turner Designs Ltd.

28 Freemans Close, Stoke Poges, Bucks, SL2 4ER

Mobile: 07825 372 548

Email: nturnerds@googlemail.com



FIRE SAFETY STATEMENT

Proposal: Enlargement of existing loft conversion

Site Address: 31 Paynesfield Avenue, London,
SW14 8DW

Reference: FSS5992

- 1) Although this project constitutes a minor development, the proposal does enlarge and existing loft conversion and therefore dedicated means of escape is required to meet the latest Building Regulation standards.
- 2) In terms of passive fire protection methods, the property will be:
 - a. Fully protected with an LD2 system which includes smoke detection in all circulation areas that form part of the escape routes from the premises, smoke detection within the primary living room and a heat detector within the kitchen. Additionally half hour rated fire doors (As denoted as FD30 on the plans) will be installed to all rooms and cupboards in order to protect the staircase and primary means of escape. Detection must be mains operated with battery backup and interconnected to BS 5839:6:219, minimum grade D.
 - b. The enlarged area of the second floor will be compartmentalised by providing 100mm Rockwool insulation slab, minimum density 10kg/m³ laid between and under the new loft floor joists and supported on chicken wire and will extend into the eaves space. The floor will be covered in 22mm tongue and grooved board to provide the necessary fire protection between floors.
 - c. The above fire protection meets Part B of the Building Regulation standards and will be site inspected and approved by Building Control.

- 3) In terms of active fire protection we will locate an approved 2 litre fire extinguisher and fire blanket in the utility.
- 4) In terms of means of escape, this will be via the protected internal staircase and landing areas which will allow occupants to discharge via the front door and congregate on Paynesfield Avenue. The assembly point should be no less than 15 metres from the building which is achievable
- 5) In terms of external fire spread:
 - a. All live chimney flues including those at the adjoining neighbours properties (within 3.0m of the proposed development) must be a minimum 1.0m above the new roof finishes and openable windows. Should any existing live flues not meet this requirement, then they will be extended to meet the requirement. Any dead flues will be permanently capped off.
 - b. None of the external materials cladding the dormers are combustible.
 - c. The above fire protection meets Part B of the Building Regulation standards and will be site inspected and approved by Building Control.
- 6) Access to the property for fire fighters has not been impeded in any way.