FIRE STATEMENT

syte ARCHITECTS

PROJECT ADDRESS: 69 LONSDALE ROAD, LONDON, SW13 9JR

IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION 24/2241/HOT.

THE PROPOSED DESIGN COMPLIES WITH PART B1 TO THE BUILDING REGULATIONS 2010 (AS AMENDED) IN ALL WAYS SET OUT IN THIS FIRE STATEMENT.

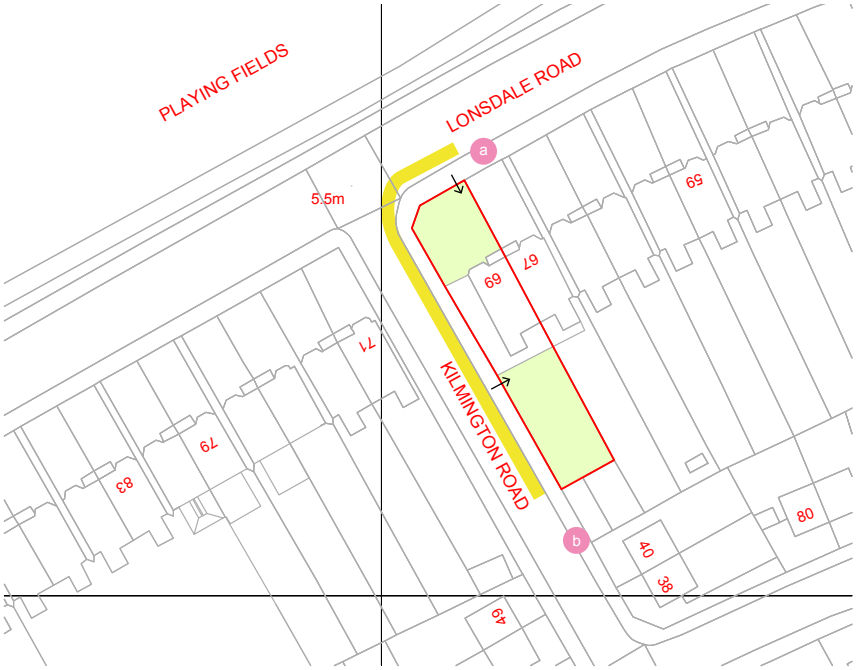
AS OUTLINED IN "FIRE SAFETY D12(A) LONDON PLAN GUIDANCE" APPENDIX 1, TABLE A1.1, LONDON PLAN POLICY D12 (A) APPLIES TO THIS PROPOSAL AND D12 (B) DOES NOT. THIS STATEMENT OUTLINES THE POLICY INFORMATION EXPECTED TO SUPPORT AN APPLICATION OF THIS SCOPE.

DESIGN CONSIDERATIONS:

1. Criteria 1: Information on space provisions for fire appliances and assembly points.
2. Criteria 2: Information on passive and active safety measures.
3. Criteria 3: Information and data on construction products and materials.
4. Criteria 4: Information on means of escape and evacuation strategy.
5. Criteria 6: Information on access and equipment for firefighting.

1. INFORMATION ON SPACE PROVISIONS FOR FIRE APPLIANCES AND ASSEMBLY POINTS:

Relating also to Building Regulations Approved Document B Requirement B5.



1:1250 Printed at A4

The above annotated OS location map shows how the property is well served in terms of access, situated on the corner of Lonsdale Road and Kilmington Road, there is abundant provision for fire and emergency services appliances along these roads, highlighted in yellow.

The front garden is accessed through a gate at Lonsdale Road and is bounded by a low masonry wall. The rear garden is accessed through a wooden door at Kilmington Road and is bounded by a tall masonry wall. Access into the property is both from the front or rear garden.

Assembly points are identified in pink, (a) when exiting the property from the front and (b) from the rear.

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2. INFORMATION ON PASSIVE AND ACTIVE SAFETY MEASURES:

Relating also to Building Regulations Approved Document B Requirement B2 and B1.

The design proposal seeks to embed passive fire safety measures to work in tandem with active measures in order to achieve a fully compliant and safe living environment.

Compartmentation

The property 69 Lonsdale Road is semi-detached, as such the property is compartmented from the adjoining 67 Lonsdale Road by the continuous party wall which extends vertically through the roof to the exterior providing complete separation, this is to remain.

Internal compartmentation prevents the spread of smoke and fire and protects escape routes.

Fire-resistant walls & floors

Walls which are being built, moved, or adjusted will be reinstated to meet the required fire rating. As will all floors which are being built, moved, or adjusted be reinstated to meet the required fire rating.

Additionally walls and floors will be better insulated, further improving fire resistance.

The lines of fire rating are illustrated in floor plans over subsequent pages.

Fire-resistant doors

Doors and door frames will meet the required fire rating determined by their positioning within the layout in order to maintain lines of fire resistance.

Duct and ventilation seals

Extraction has been designed to prioritise direct exhaust to the exterior without the need for ducting to pass through intermediate rooms. This is not possible in the extract from the Laundry/Utility room at first floor level, in this case when ducting passes through a fire rated wall an intumescent fire collar will be installed to that rating.

Fireproof coatings & sprays

Fireproof coating will be applied to existing steelwork exposed during works to the current rear extension. Any new steels required will be appropriately fireproofed.

Active measures are specified throughout the property to ensure that a fire event it detected early and occupants are alerted.

Fire detection

Automatic smoke detectors will be installed in all rooms which form an escape route, all habitable rooms, and all high risk areas, a category L2 system. These rooms are:

- Entry Hall
- Vestibule
- Living Room
- Office
- Kitchen
- Dining
- Lounge
- Garden Room
- First Floor Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Utility
- Dressing room
- Master bedroom
- Office/Nursery

Additionally a heat detector will be installed in the kitchen as a further measure to monitor this higher risk area.

Emergency escape lighting

Emergency escape lighting will be installed in the stair case, as the main route of escape from second and first floors, to aid escape in the case of a power cut.

Smoke venting

Smoke detection over the stair case at second floor level will trigger an automatic opening ventilator (AOV), in the form of a gravitationally opening sky light providing at least 1m^2 aerodynamic free area when open. This strategy is to keep the staircase, as primary means of escape, free from smoke.

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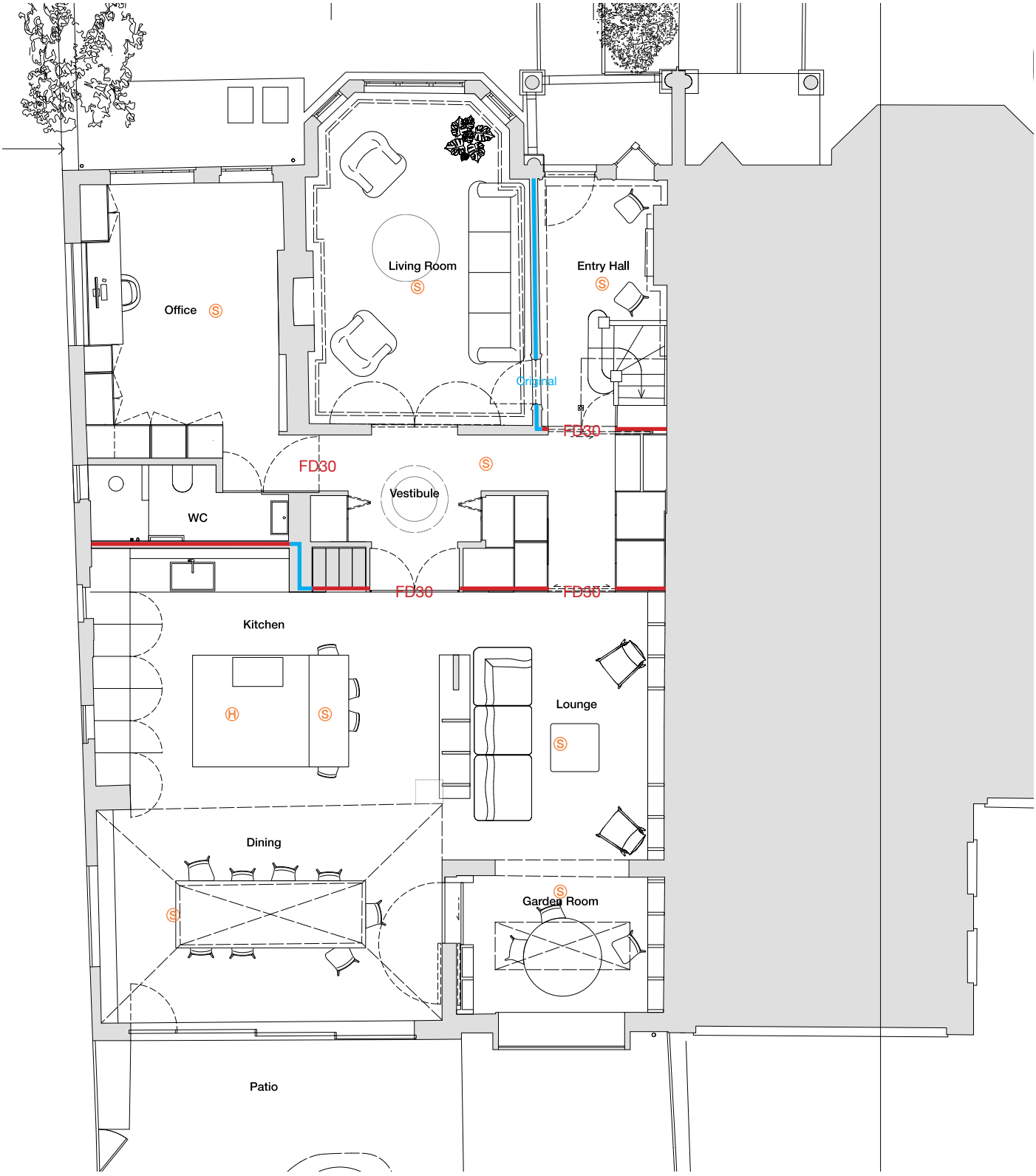

1:100 printed at A4. Ground floor plan.

Existing structure as fire resistance boundary
New structure as fire resistance boundary - 30 minute rating

Ⓢ Smoke detector
Ⓗ Heat detector

10 Golden Square London W1F 9JA T 020 7734 8310 studio@sytearchitects.com

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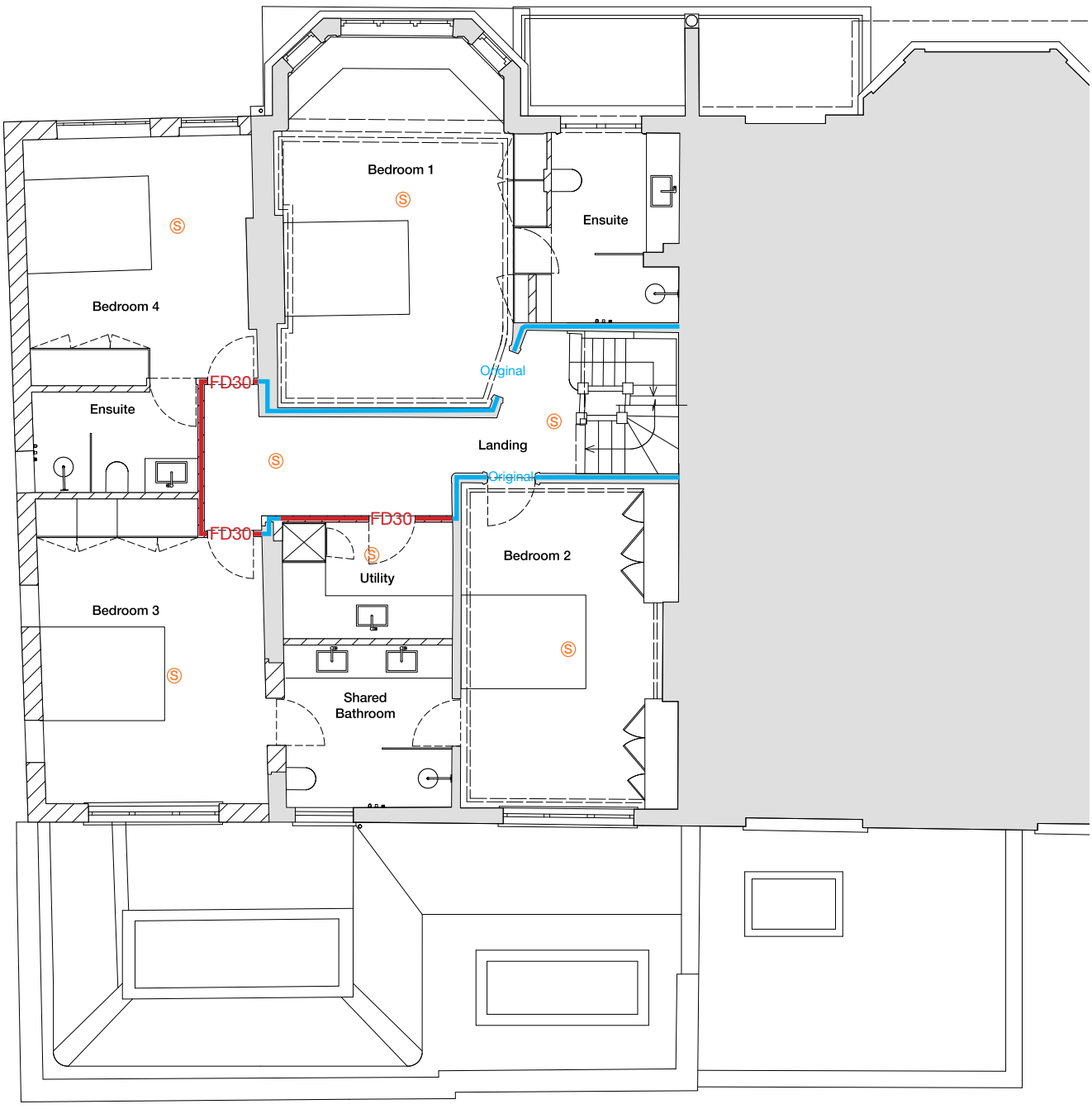

1:100 printed at A4. First floor plan.

Existing structure as fire resistance boundary
New structure as fire resistance boundary - 30 minute rating

Ⓢ Smoke detector

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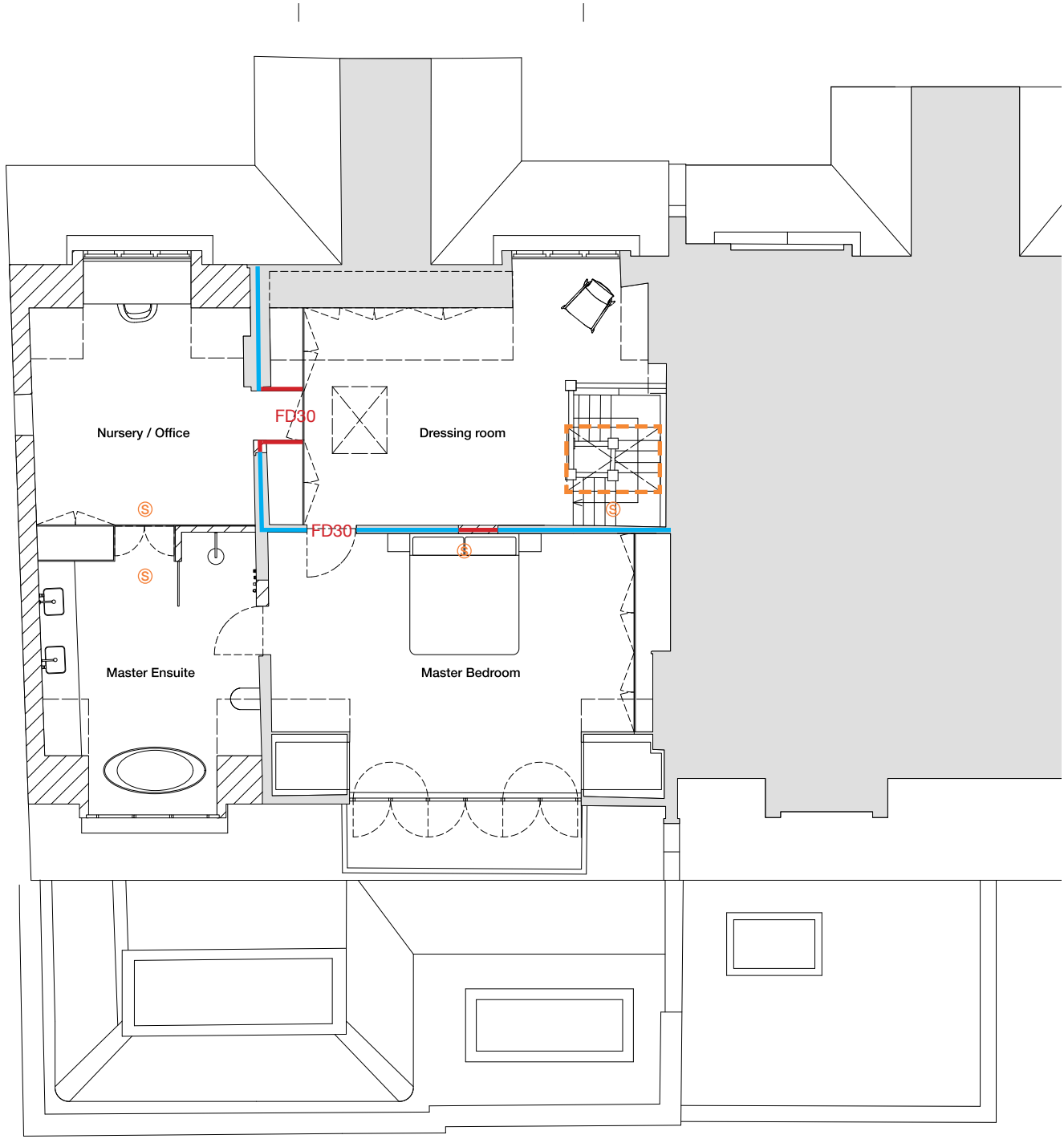

1:100 printed at A4. Second floor plan.

Existing structure as fire resistance boundary
New structure as fire resistance boundary - 30 minute rating
Ⓢ Smoke detector
Overhead AOV skylight

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3. INFORMATION AND DATA ON CONSTRUCTION PRODUCTS AND MATERIALS:

Where a fire performance rating for a material/structure/component is referred to it shall be taken as meaning (except as noted otherwise) that the material/structure/component satisfies the performance criteria prescribed in Appendices B of the HM Government Approved Document B (Fire Safety), Volume 1:Dwellings: 2022 or Section 4, paragraph 16 and associated sub-paragraphs of BS 9991 Fire safety in the design, management and use of residential buildings - Code of Practice, British Standards Institution, 2015.

Appended to this document are data sheets and specifications for fire doors, partition wall composition, duct pipe collars, and intumescent paint for steels.

4. Information on means of escape and evacuation strategy.

Relating also to Building Regulations Approved Document B Requirement B1.

The means of escape remain unchanged from the original property with exit routes remaining to the front and rear of the ground floor level. As previously described the main escape route from first and second floor is the existing staircase, this remains unchanged in form and improved in terms of preparedness for an emergency event with the addition of smoke venting and emergency lighting.

The number of bedrooms remains unchanged and so the maximum occupancy is still assumed to be 10 people.

As outline in part 1 of this statement there are two appropriate assembly points, at front and rear, and the property is well served by access for emergency services.

5. Information on access and equipment for firefighting.

As outlined in part 1 of this statement and illustrated on the OS location map there is ample external space for firefighting equipment. Access is both from the front and rear at ground level. The ground floor rear will remain as a single story extension and so tiered access to first and second floor windows as a third means of access, should firefighters deem it necessary and safe.

HALSPAN®

Prima FD30 44mm

Fire Rated Interior Grade Door Blanks

Prima internal fire door blanks feature Halspan's unique 3-layer particle board. Specifically designed for the purpose, using a complex combination of chemical and engineering development, these blanks produce doors of altogether superior quality, strength and overall performance.

Fire Rating FD30

Tested in Accordance with:	BS 476: Part 22: 1987, BS EN 1634-1:2000/2008 & BS EN 1363-1:1999	
Maximum Approved Sizes* (Please check standard supplied sizes shown overleaf) * Maximum approved sizes based on timber door frames. Refer to test data for full details	Single Doors	2900 x 1203mm
		3317 x 1050mm
	Double Doors	2900 x 1153mm
		3342 x 928mm
Approved Frames	Timber Hardwood, Timber Softwood, MDF, Steel, Aluminium	
Approved Glazing Size	1.75m²	
Panel Effect	Yes	
Feature Grooves	Yes	

Acoustics

Tested in Accordance with:	BS EN ISO 10140-2:2010	
Acoustic Performance	Single Doors	Unglazed 33dB/Rw
		Glazed 35dB/Rw
	Double Doors	Unglazed 32dB/Rw
		Glazed 35dB/Rw

Environmental

U-value (Wm2K)	Heat loss per m² 2.00 (doorset)
Formaldehyde Release Rating	0.05ppm when tested to EN 717-1 Classification - BS EN 13986 (2004) - Class E1 (max 0.1ppm) 0.07ppm when tested to ASTM E1333 Classification - CARB II (2010) compliant (max 0.09ppm)

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Operational & Durability

Tested in Accordance with:	DD 171, EN 1191, EN 1192, EN 947, EN 949 & EN 950
Enhanced security performance requirements of door set	Tested to comply with PAS 23 & PAS 24

General Properties

Weight	27.7 kg/m²
Density (±10%)	630 kg/m³
Moisture Content	Ex factory 6-12%

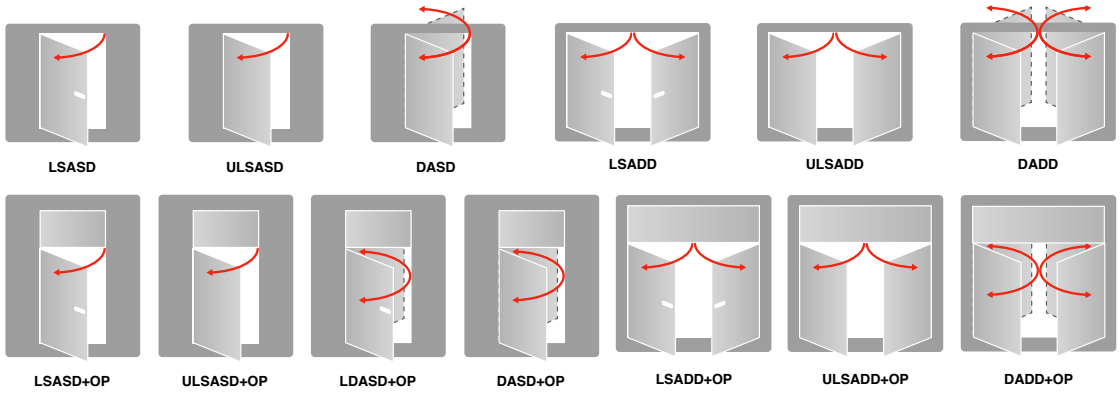
Prima FD30 44mm

Fire Rated Interior Grade Door Blanks

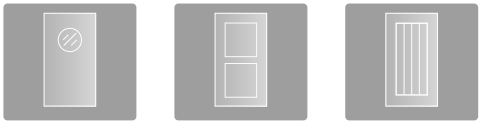
Design Criteria

Stock Board Sizes	2060 x 840 mm 2135 x 915 mm 2440 x 1220 mm 2440 x 915 mm 2050 x 826 mm 2050 x 926 mm 2800 x 1830 mm 3050 x 1050 mm	**Lipping Glue Lines**	PVA PVAC U/F P/F PU Hot Melt
		Lipping Section Details	6 - 18mm thick
		Rebated Lippings (double doors etc)	18 - 28mm thick
		Standard Intumescent	Palusol Graphite

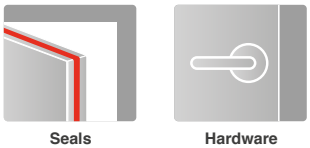
Doorset Configurations



Design Options



Seals & Hardware



Refer to relevant product third party scope data and literature for further information.

For technical guidance please contact the technical support team -

technical@halspan.com

The information in this brochure is correct at time of going to press however our designs, specifications and certifications may change in the interest of product development following publication. If you would like to make a query about any of the details in this document, please contact Halspan via our website, or call our office in the UK on +44 (0)3300 563836.

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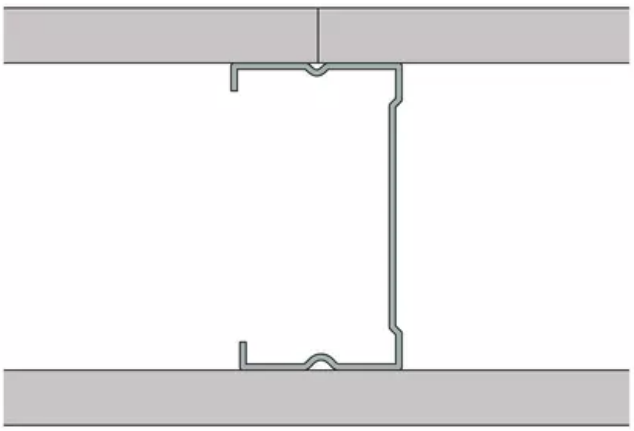


Download Bookmark this page

GypWall Single Frame

A206013 (EN)

One layer of Gyproc WallBoard 12.5mm each side of Gypframe 70 S 50 'C' Studs at 600mm centres. For heights up to 3600mm.

Fire Integrity (mins)	30	Fire Insulation (mins)	30
Sound Insulation (Airborne) Rw (dB)	36	Duty Rating	Medium
Maximum Height (mm)	3600	Partition Thickness (mm)	97

Add to project

Last reviewed: 22.09.2021

Last updated: 02.02.2024

SpecSure

CCPI SYSTEM VERIFICATION NUMBER: 001270005/0925

Standards

Standards	Standard types
BS EN ISO 140-3,Acoustics - Measurement of sound insulation in buildings and of building elements. Laboratory measurement of airborne sound insulation of building elements.	
BS 5234-2,Specification for performance requirements for strength and robustness including methods of test.	
BS EN 1364-1,Fire resistance tests for non-loadbearing elements - Walls.	

Agent Offline

ASTROFLAME
PASSIVE FIRE STOP SYSTEMS

Product Data Sheet

Astro X Series CE Pipe Collar

Revision 14 - 12th September 2022

ETA - 20-1085
CE-2531-CPR-CXO10292

Astroflame (Fireseals) LTD : Unit 8 , I.O Centre : Stephenson Road : Segensworth : Fareham : PO15 5RU
T - **01329 844500** : **W** - **www.astroflame.com** : **E** - **sales@astroflame.com**

Installation

We have technical representatives who provide assistance in the selection and specification of the products on this site and should be consulted for exact installation and product suitability. Ensure an early engagement with ourselves, designers, main contractor and specialist installers before any installation. Other trades and/or manufacturers may need to be consulted. For in-depth information, specification and technical advice please call our Head Office on tel 01329 844 500 or email sales@astroflame.com

Maintenance

All interested parties, designer, specifier, main contractor and specialist installers should provide access to allow the fire stopping seals to be regularly inspected and maintained, as well as records kept of such maintenance at minimum periods of 12 months, as required by the Regulatory Reform Order, and repaired if necessary. Reference should be made to ASFP TGD 17 – Code of Practice for the Installation and Inspection of Fire Stopping.

Competency

It is vital that those entrusted to design or install a fire stopping product have the necessary levels of competence to undertake the task professionally and thoroughly. The level of competency required will be commensurate with the expected complexity of the building. All designers must eliminate, reduce or control foreseeable risks that may arise during installation, construction or maintenance when preparing or modifying designs. Clients should ensure that the principal designer and principal contractor carry out their duties under CDM regulations. The ASFP foundation course in passive fire protection provides essential knowledge as part of demonstrating competency and understanding in this key fire protection specialism.

Additional Notes

Please refer to the ETA/UL-EU sheet for fields of application for this product. For further information on installation requirements please refer to the pipe manufacturer data and wall specification to ensure the compatibility of this product, if in doubt please contact the technical team with services and wall specification on: tel 01329 844 500 or email sales@astroflame.com

Health and Safety

Please see (SDS) Safety Data sheet - This can be requested from our sales team T: 01329 844 500 or E: sales@astroflame.com

As part of our policy of ongoing improvements, we reserve the right to modify, alter or change product specifications without giving notice. Product illustrations are representations only. All information contained in this document is provided for guidance only, and as ASTROFLAME (FIRE SEALS) LTD has no control over the specific application or installation methods of the products, or of the prevailing site conditions, no warranties expressed or implied are intended to be given as to the actual performance of the products mentioned or referred to, and no liability whatsoever will be accepted for any loss, damage or injury arising from the use of the information given of products mentioned or referred to herein.

The above information to the best of our knowledge is true and accurate and based upon current test data and is supplied for your guidance only. Customers should satisfy themselves to the suitability of the product based on the products limitation of applications and that the product is fit for purpose for their intended use and no guarantee is given or implied since the conditions of actual use are beyond our control. ASTROFLAME (FIRE SEALS) LTD, disclaim any liability for loss, damage or other expense arising from the use of information, data or products mentioned or referred to and reserve the right to change any details or specifications without notice. If you are in any doubt as to the suitability of this product for your intended application please contact our technical team on 01329 844500 or email sales@astroflame.com and we will contact you.

Product Description

Astro X Series CE Pipe Collar include an intumescent component incorporated into a mild steel case to close any gaps and joints and provide a closure of combusting pipes when heated and to prevent the passage of fire.

Astro X Series CE Pipe Collars are supplied in assembled form, without fixings. The collar is wrapped around the pipe at the soffit or both faces of walls, depending on application.

*For specific details please refer to the test certification.

Product Availability

The Astro X Series CE Pipe Collar range is available in standard sizes, to suit 55, 82, 110 & 160 mm diameter pipes, and includes intermediate and larger sizes.

Product Code	Product Description	Size
AFPC32X/CE	Astro X Series CE Pipe Collar 32mm	32mm
AFPC40X/CE	Astro X Series CE Pipe Collar 40mm	40mm
AFPC55X/CE	Astro X Series CE Pipe Collar 55mm	55mm
AFPC63X/CE	Astro X Series CE Pipe Collar 63mm	63mm
AFPC75X/CE	Astro X Series CE Pipe Collar 75mm	75mm
AFPC82X/CE	Astro X Series CE Pipe Collar 82mm	82mm
AFPC90X/CE	Astro X Series CE Pipe Collar 90mm	90mm
AFPC110X/CE	Astro X Series CE Pipe Collar 110mm	110mm
AFPC125X/CE	Astro X Series CE Pipe Collar 125mm	125mm
AFPC140X/CE	Astro X Series CE Pipe Collar 140mm	140mm
AFPC160X/CE	Astro X Series CE Pipe Collar 160mm	160mm
AFPC200X/CE	Astro X Series CE Pipe Collar 200mm	200mm
AFPC250X/CE	Astro X Series CE Pipe Collar 250mm	250mm

To Order & Specify

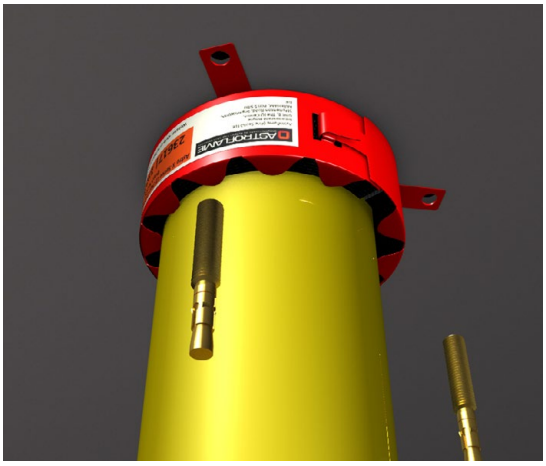
Please contact us and quote the following information - Quantity / Product Code / Product Description / Size
Typical example:- 10 / AFPC55X/CE / Astro X Series CE Pipe Collar / 55mm

>> Tel: 01329 844 500 or >> Email: sales@astroflame.com

Astro X Series CE Pipe Collar

CE Marked Intumescent Pipe Collar

- CE Marked.
- UL-EU Accreditation.
- Tested in accordance with EN 1366-3 : 2009.
- Pipe collar size range 32mm to 250mm, please refer to the test certification.
- Compatible with PP, PE, PVC-U, ABS, SAN+PVC pipes, please refer to the test certification.
- 3 Fixing Tabs.
- End Capping – Uncapped U/U and Capped U/C & C/U pipes, please refer to the test certification.
- New Design with reduced height for tight installations
- For internal use



Product Description

Astro X Series CE Pipe Collars are designed and tested to seal service penetration apertures containing plastic pipes, using thermoplastic composites based on graphite intumescent technology.

Developed to provide a high volume expansion and pressure seal during a fire.
The X Series CE Collar offers EI120 and EI240 tested in accordance with EN1366-3 : 2009, the maximum diameter being 250mm, the ultra thin design of Astro X Series Collar shell gives a depth of 30mm and 40mm ensuring that they can be installed into the tightest of locations.

Astro X Series Pipe Collar can be installed on flexible or rigid wall and rigid floor constructions. It can also be used with Astro Batt systems.

They are compatible with polypropylene (pp),polyethylene (PE) and Polyvinylchoride (PVC) pipes. X Series Collar is tested with end capping configurations that cover U/U, C/U, U/C and C/C pipes.

CE
2531

Astroflame Fireseals Ltd
Unit 8 The I O Centre
Stephenson Road
Segensworth, Fareham
Hampshire PO15 5RU
20
CE-2531-CPR-CXO10292

ETA-20/1085
ETAG 026 - Part 1
ETAG 026 - Part 2
ASTRO X SERIES CE PIPE COLLAR

"see ETA-20/1085 for relevant characteristics"

Astro X Series CE Pipe Collar is used around combustible pipes to form a penetration seal used to reinstate the fire resistance performance of wall and floor constructions, where they have been provided with apertures for the penetration of combustible pipe services.

Technical Data Sheet

BM063 FLAMEGUARD ULTRA VINYL MATT
TOP COAT FOR BROFLAME ULTRA BASE COAT, BROSTEEL ULTRA 60 AND FIRESHIELD ULTRA UNIVERSAL PROVIDES CLASS 0 ON BARE AND PREVIOUSLY PAINTED NON-COMBUSTIBLE SURFACES
HARD WEARING VINYL MATT FINISH TOP COAT FOR BOLLOM INTUMESCENTS FOR WOOD AND STEEL PROVIDES CLASS 0 ON NON-COMBUSTIBLE SURFACES
FLAMEGUARD ULTRA VINYL MATT Flameguard Ultra Vinyl Matt is for use over Broflame Ultra Basecoat on bare and previously painted wood. Flameguard Ultra Vinyl Matt is for use over Brosteel Ultra 60 and Fireshield Ultra Universal intumescents for steel. Flameguard Ultra Vinyl Matt is for use on bare and previously painted non-combustible surfaces.
PREPARATION OVER BROFLAME ULTRA BASE COAT, BROSTEEL ULTRA 60 & FIRESHIELD ULTRA UNIVERSAL Ensure that the product to be coated is even and fully dry. PREPARATION OVER BARE AND PREVIOUSLY PAINTED NON-COMBUSTIBLE SURFACES Ensure the surface to be painted is sound, clean, dry and free from grease or any substance liable to give adhesion problems. scrape off any old or flaking paint until you have a firm well adhered surface; if in doubt remove all existing coatings. For existing gloss and eggshell finishes wet abrade and rinse with clean water to remove any residues. Always apply Flameguard Ultra Primer prior to applying Flameguard Ultra Vinyl Matt.
APPLICATION Stir well before use. Applied by brush or roller. Flameguard Ultra Vinyl Matt must not be thinned. Coverage rates must be adhered to in order to achieve the fire rating. Throughout the period of application and drying the ambient and substrate temperature should be between 5-30°C with ambient relative humidity below 75%.
APPEARANCE Vinyl Matt Finish. BS4800, RAL and NCS colours available on request.
COVERAGE RATE 12m^2/litre per coat. Over Broflame Ultra Base Coat, Brosteel Ultra 60 and Fireshield Ultra Universal one coat is normally sufficient but for dark contrasting colours two maybe required. For use over bare and previously painted non-combustible surfaces two coats are required over Flameguard Ultra Primer. Volume solids = 32%
DRYING TIME 4hrs @20°C per coat. Allow to dry for a minimum of 4hrs @20°C between coats.
PACK SIZES 5L
CLEAN UP Remove as much product from application equipment as possible before cleaning with warm water. Do not empty into drains or watercourses.Some local authorities have special facilities for the disposal of waste coatings.
HEALTH & SAFETY Keep out of reach of children. Use personal protective equipment as required. IF ON SKIN: Wash with plenty of soap and water. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Safety data sheet available on request. EU limit value for this product (cat A/i): 140g/l. This product contains max 30g/l VOC
DISCLAIMER The information contained herein is to the best of our knowledge true and accurate and is given in good faith but without warranty. It is our recommendation that a trial area is first coated to ensure the product is satisfactory to individual requirements.

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www.bollomfire.co.uk