

Fire Strategy Document

17 Arlington Road TW10 7BX

1. General comments.

17 Arlington Road TW10 is a 2 storey semi detached property with existing brick construction, timber structural floors, plastered walls and a clay tiled roof.

The proposal is to provide a rear extension using traditional materials. The rear flat roof will contain 2no rooflights which will achieve a BROOF(t4) classification and are in accordance with table 12.1 of Approved Document B1 – Limitations on Roof coverings.

The design is in accordance with Approved Document B1

The building is currently and will remain a single family dwelling.

2. Information on space provisions for fire appliances and assembly points (criteria 1).

Fire Brigade Access is via the front entrance on Arlington Road. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1.

Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1.

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse

3. Information on passive and active safety measures (criteria 2).

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the extension and the ground floor entrance hall.

The extension area will be used as a combined living /kitchen room. An independently certified (in accordance with BS476 Part 22) FD20 door will be provided to the kitchen / hallway to maintain a protected escape route from the upper floor levels. A 30 minute partition will be provided between th kitchen / dining room and the lounge.

This is in accordance with Approved Document B1.

4. Information and data on construction products and materials (criteria 3).

Walls to the side elevation of the extension will be cavity masonry. The walls will provide 60 minutes fire protection. This is in accordance with Approved Document B1.

There are fixed rooflights in the flat roof which are glazed with unwired glass greater than 4mm so is graded as BROOF(t4) in accordance with table 12.1 of Approved document B1.

Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class 1 (National Classification).

Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

5. Information on means of escape and evacuation strategy (criteria 4).

Means of escape from the kitchen / dining area is via the entrance hall and the final exit / entrance door. In addition there is an alternative means of escape via the side door and passageway to Arlington Road.

6. Information on access and equipment for firefighting (criteria 6).

Access to the property will be via the front door.

Due to the low height of the premise this is acceptable and there is no requirement to fit hydrants or provide firefighting equipment or shafts etc.

No alternative water supply is required and on street hydrants will be utilised.