

# Studiojb

ARCHITECTURAL SERVICES LTD

**loft extension and internal amendments**

**fire safety statement**

**N° 41 Wyatt Drive**

Barnes • London • Greater London • SW13 8AL

## the site

N° 41 Wyatt Drive is a substantial 4 bedroomed semi-detached property arranged over 3 floors, along with a large enclosed rear, attached single garage with off-street parking for 2 further vehicles. The property sits on a plot of 450m<sup>2</sup>, with a dwelling footprint of 140m<sup>2</sup> and a GIFA of 244m<sup>2</sup>

The dwelling was constructed in 1996 following the wider development of the estate which it forms a part of and has been under the same ownership for the duration to now. The construction and finishes are traditional with brick faced wall constructions, pitched slate roofs with feature eaves and verges, along with decorated timber windows and doors.

## proposal

This application seeks to create a large flat roof dormer construction in place of the 2no. small pitched roof dormers, to increase the comfortable use of the bedroom and the adjacent small study.

This shall also increase the internal floor area to the second floor of the dwelling by 6m<sup>2</sup>.

## fire safety strategy

The general fire strategy of the existing property shall be retained under the revised layout and appearance, with a 3 storey dwelling utilising a central protected vertical stair to a final exit on the south west elevation of the ground floor.

A mains wired smoke detection system is in place within the dwelling. This shall be retained and amended to suit the proposed layout.

Separating floors have a gypsum boarded ceiling to provide a minimum 60 minute integrity.

All wall constructions forming the central protected vertical stair route are formed with gypsum board facings to both sides to provide a minimum 30 minute integrity.

All doors leading onto the central protected vertical stair are fitted with minimum FD20 fire rated door leafs in suitable frames.

The construction works to be undertaken as part of the proposed scheme shall maintain these performance standards.

The external walls of the new dormer construction at roof level shall be boarded using cement fibre panels to ensure a 60 minute integrity of the wall construction on the party wall line.