

Former Victoria House Care Home 2-4 Ennerdale Road

Fire Safety Statement

This fire safety statement is in support of a planning application for 7 new dwellings created through change of use, the site having previously been used as a care home for the elderly (class C2, Residential Institution) will be returned to residential dwellings (class C3, Dwellinghouses). This includes the following; returning two Buildings of Townscape merit back to their original residential use to form 4 dwellings, the demolition of low quality auxiliary buildings to make way for the construction of 2 new semi detached dwellings in keeping with the street, and the retrofit of an existing building, Baker House, to form another dwelling in keeping with the rest of the site.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal complies with the local and national planning policy requirements for fire safety. Namely Policies D5 and D12 (A) of The London Plan [2021].

The application site currently contains a collection of interlinked buildings, which have most recently been used as the Victoria House Residential Home. This consists of two large adjacent Victorian Villas, surrounded by later extensions to the east and west through a series of interconnected additional buildings.

Means of Escape

The proposed works include the construction of a third storey higher than 4.5m above ground level within the proposed new building on Plots 1 & 2. In order to comply with building regulations approved document part B, these two properties will include protected stairways which extend to a final exit through their respective front doors. Therefore all internal doors leading to the protected stairways will be FD30 fire resisting doors.

Within the existing Victorian Villas (Plots 3-6) and Baker House (Plot 7), the layouts of all floors are being altered and therefore will be designed to comply with current building regulations. All doors leading from the staircase and hallways will be FD30 Fire resisting doors to create a protected stair.

On the ground floor, additional access points are to be created at the rear of the buildings, increasing the opportunities for means of escape. Escape from the first and second floors will be via the main staircase in each property, then to the hallway and via the front door. All of these alterations will improve the means of escape from these floors.

In accordance with building regulations approved document part B section 1.1 a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6 will be installed in each property. These will be mains operated and consist of alarms in the hallways at all levels and a heat detector in the kitchens.

The properties do not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Please see the set of submitted fire safety plans (2041.03.03.FSt01.021-24) which show the means of escape - red arrows denote the means of escape and areas marked in yellow denote the protected stair. Note that the

fire safety strategy annotated on the plans is preliminary and consultation will be undertaken with building control to agree and confirm a final solution that is building regulations compliant.

Fire Spread and Control

As part of the proposed works, the existing building performance of the properties will be brought in line with current Fire Safety regulations, where possible whilst remaining sensitive to the heritage of the Victorian Villas. This will include the upgrading of all necessary doors to an FD30 rating - to create a protected stair for emergency egress; alongside a new smoke alarm system and fire-proof wall linings. The new windows will be of painted timber construction to match existing and will meet the appropriate building control requirements.

The existing buildings have a conventional masonry wall construction with a timber framed roof and floors. The new replacement roofs will be constructed using the same materials as the existing with an improved build up, whilst internally insulating the existing roof structure to bring the buildings closer to modern standards. Fire separation between floors and internal compartments will be achieved using proprietary fire resistant plasterboard products (Fireline etc).

Within the existing Victorian Villas (Plots 3-6) and Baker House (Plot 7), it is proposed to install new windows to the existing buildings and new rooflights in the roofs. All new windows and rooflights, in both the existing buildings and proposed new build (Plots 1&2), will be designed to comply with Parts K and L of Schedule 1 of the Building Regulations as stated in Approved Document B1 section 2.18.

Fire Service Access

All front doors are clearly visible from the front of the property. Each building is fully visible from Ennerdale Road, with the furthest distance from the front door to the roadside being 11.5 metres (Plot 5), making it straightforward for attending emergency services to identify means of access and egress for each dwelling.

Due to the proposed residential nature of the site it is envisaged that, in case of emergency, fire engines will park along Ennerdale Road. No assembly points are required given the proposed dwellinghouse use of the properties.

Fire Safety Management

In accordance with building regulations part B1 section 1.1 fire detection and alarm systems, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6 will be installed in each property. These will be mains operated and consist of alarms in the hallway at all levels and a heat detector in the kitchens.

On practical completion a health and safety file will be compiled containing all of the relevant product/workmanship certificates, user manuals and safety information. This will include a fire risk assessment requiring the users of the building to keep escape routes clear of impediments or hazards and details of evacuation in case of fire as well as information about the fire compartmentation measures and specification of the materials/products used.

Conclusion

This fire safety statement demonstrates that the proposed works at 2-4 Ennerdale Road comply with The London Plan 2021 - Policy D12 (A) with regard to fire safety and will result in an improvement to the fire safety of the property.

We invite the planning officer to contact us if they require any additional information about the proposal.