Fire Safety Statement

At 41 Watts Lane, Teddington, TW11 8HQ

Ground floor extension

Good Design and Build Ltd
9 Fisher Lane Chiswick W4 1RX
Company reg no: 96012259

Site
41 Watts Lane is a two-storey mid-terrace property.

Proposal
The proposal development will be a householder development classed as minor development.
The works will involve a ground floor rear extension.
The proposal works will not involve any material change of use of the property which will remain solely private domestic
All below criteria/measure will be kept on place.

Fire doors
Fire doors to be 30-minute integrity performance when tested to BS 476: Part 2:1987. Doors and frames to be as supplied by manufacturer, complete with intumescent strips and cold smoke seals. Ironmongery to fire doors to be as recommended by manufacturer.
All fire doors to be fitted with suitable self-closing.

Smoke detector
The smoke and heat alarms should be interconnected mains-operated and conform to BS EN 14604:2005, Smoke alarm devices or BS 5446-2:2003.
Alarms to be permanently wired to a separate fused circuit at the distribution board and to have battery back-up.
There should be at least one smoke alarm on every storey of a dwellinghouse.
Where the kitchen area is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen.
Smoke alarms/detectors should be sited so that:
. In all circulation areas at each storey level that forms part of escape route from the dwelling.
· There is a smoke alarm in the circulation space within 7.5m of the door to every habitable room.
· They are ceiling-mounted and at least 300mm from walls and light.
· The sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-150mm in the case of heat detectors or heat alarms).
· Smoke or heat alarms should not be fixed near appliances etc. That are likely to give a false alarm.

Means of Escape
Main escape route is escaped stairs from first floor down to GF main entrance with openable windows. The hallway and stairwell were protected by Fire-Resistant walls and FD 30 fire doors.
Secondary escape routes could consider escaped windows. The windows have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight

through). The bottom of the openable area should be no more than 1100mm above the floor.

Fire-Resistant Internal Finishes
For all structural elements, such as floors, walls and beams, fire resistance of at least 30 minutes is required. This is usually achieved by using fire-rated plasterboard and plaster finishes at least 12.5mm thick, or two layers of standard plasterboard at least 9.5mm thick and a plaster set finish.
For the internal wall and ceilings finishes, materials need to be Class 1-rated to prevent fire spread.

Electrical Installation
All wiring and electrical work must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, Wiring Guidance and Building Regulation s Part P (Electrical Safety).
An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent electrician.
A copy of a certificate must be forwarded to Building Control on completion.
Sockets/outlets must be installed 150mm minimum from worktop.
Socket/outlets and similar accessories should be mounted at not less than 300 mm (ideally not less than 1000 mm) in the horizontal plane, from the extremities of a sink, tap or wash basin, hobs. Approved Document M recommends that in new dwellings only, switches and sockets/outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level and 350m away from corners.

Gas Heating
Ensure all gas appliances and pipe work are installed to comply with current codes of practice and British standards and installed by an approved contractor.
Commissioning certificate to be provided upon completion.
Gas appliance condensing boiler must only be fitted by gas safe registered heating engineers.
Boiler should be fitted in strict accordance with the manufacturer's instructions.

Access for Fire Engines and Assembly Point
Fire Engine will have access to within 45m of every point of the house or to 15% of its perimeter. The current assembly point on the front street will remain in place.

Conclusion
This Fire Safety Statement demonstrate that adequate measures on design have been considered and that the development will comply with the fire regulation. In the Building Regulation application these measures will be defined further to be approved by an independent third-party Approved Inspector for building regulations approval.