

Full planning permission

For the erection of a rear dormer and the installation of three rooflights to the front roof plane at the property 22A Sidney Rd, London, TW1 1JR

Fire Safety Statement



Site:

The site is a terraced property located at the First Floor Flat at 22A Sidney Rd, London, TW1 1JR.

Proposal:

The proposed scheme consists of erection of a rear dormer and the installation of three rooflights to the front roof plane to provide additional habitable area.

Fire Safety Statement:

We have shown the addition of hard-wired mains powered, battery backup and interlinked smoke/heat detectors throughout the hallways and existing habitable rooms, and 30min. fire doors to the new loft bedroom on the proposed plans to form an LD1 system. This is a standard approach to extensions well recognised by both Local Authority Building Control and Private Building Control Companies.

The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy prepared by the Agent dated 03.06.24 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor’s London Plan Policy D12.

Development type	Details
<p>Householder (single household dwelling house)</p>	<p>smoke detectors (SD) will be installed in every hallway and existing habitable rooms, a heat detector (HD) in the kitchen and 30min fire doors to the new loft bedroom.</p>

The coverage within the building by the detection system is described with the following codes:
LD1: Covers all circulation spaces that form part of escape routes plus all rooms in which a fire could start.

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

A firefighting appliance at present can arrive at the front of the terraced house and can operate from the road; there is no dedicated space in front of the house for the firefighting appliance. The proposed change to the ground floor will have no impact on the fire safety in comparison to the existing layout.

The road is currently populated with terraced houses with separate entrances at street level and therefore does not require designated assembly points for the residents, thus complying with the requirements.

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

Passive safety measures implemented in proposal are compartmentation, firestopping and fireproofing:

- Existing layout and position of the habitable rooms is maintained in the new proposal and separation between corridor and habitable rooms will be via 30 minutes fire resistant doors to create a protected stairway.
- The internal doors to habitable rooms will be replaced with 30min fire doors.
- New elements of structure i.e. steel beams (if required) will be lined with two layers of 15mm Fireboard to provide min 60 minutes fire resistance.

Active safety measures implemented in proposal will detect the presence of a fire:

- Interlinked mains operated smoke alarms with battery backup will be installed in the corridor and interlinked mains operated heat detector will be installed in kitchen area.

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

The material used for the construction of the ground floor extension will be non-combustible and will provide protection from spreading the fire:

- New internal walls and ceilings will be lined with 12.5mm plasterboard.

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

The main escape route is through the main stairway to the entrance/exit of the dwelling. The stairway is protected, and it is the main circulation space accessible from every habitable room both from the ground floor as well as the first floor. All habitable rooms have an opening/door onto the hall leading to the final exit, which is the main entrance of the house.

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

The proposed extension at the ground floor does not constitute major changes in the layout of the dwelling and due to its scale and nature does not require specialist equipment for firefighting. Access is maintained at the front of the property and the distance from the street to the back of the property is about 13.5m, this will enable the Fire Brigade to directly access the house from the street and safely use their firefighting equipment.

Access within the dwelling house is through the main entrance and the protected stairway.