

Fire Strategy Statement
to accompany the application
for the development at

79 Constance Rd TW2 7HX

PROPOSAL:

Erection of a single storey rear extension plus garage conversion involving an installation of a new window.

APPLICANT:

Mr U Bakhsh

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Revision (A)

1.0. Introduction

1.1. The purpose of this Fire Safety Statement is to give an overview of the fire strategy factors relevant to this application site and to demonstrate that how the proposal would respond to the local and national planning requirements for fire safety.

1.2. The relevant policies have requested the following information:

Fire safety Checklist

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

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

(Criteria 3). Information and data on construction to minimise risk of fire spread

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

(Criteria 5). Information on robust evacuation strategy and periodical updates

(Criteria 6). Information on access and equipment for fire fighting

1.3. Please note that this document has been supplied for information only and does not in itself constitute a proposal to comply with the building regulations. The proposed work must be carried out in accordance with the building regulations and agreed with the relevant authorities.

2.0. Fire Strategy

2.1. To demonstrate the proposals have met the highest standards of fire safety, proportionate to the development, the following information has been addressed:

CRITERIA 1. identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on.
The existing property has access via the ground floor entrance door into front garden, which leads onto a residential public highway. Fire appliances will need to be positioned on the outside public highway.
- b) appropriate for use as an evacuation assembly point.
Occupants will evacuate to front garden and move to a safe distance near the public highway.

CRITERIA 2. designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

The Building Regulations covering new builds, materially altered dwellings, loft conversions and certain building extensions require all dwellings to be provided with fire detection and alarm system to minimum Grade D2, Category LD3 standard in accordance with the relevant recommendations of BS 5839-6. A higher standard of protection should be considered where occupants of a proposed dwelling would be at special risk from fire. Further advice on this is also given in BS 5839-6.

Smoke alarms should be mains operated and conform to BS EN 14604. Heat alarms should be mains operated and conform to BS 5446-2. Smoke and heat alarms should have a standby power supply, such as a battery. More information on power supplies is given in clause 15 of BS 5839-6.

The proposed development will need to meet **Grade D2, Category LD3** standard and have hardwired and interlinked mains operated fire alarm system with battery back-up as specified by fire specialist. All exit routes at every floor i.e. common hallways/staircases/corridors should be fitted with smoke alarms and all kitchens require heat detectors.

Passive fire protection is achieved through installation of suitable fire doors and fire safety equipment throughout the building. Each kitchen should be equipped with suitable fire extinguisher and fire blanket as recommended by relevant standards (conforming to BS EN 1869:1997).

Escape from the ground floor and top floors to be via protected staircase leading to a final exit. Inner rooms (at ground floor and first floor only) to be served by at least an escape window or door leading to an external safe space.

No inner rooms allowed at loft level. Protected staircase to be enclosed within a minimum 30 minutes fire rated construction (walls, doors, any glazing and underside of staircase where needed).

CRITERIA 3. constructed in an appropriate way to minimise the risk of fire spread.

The proposed construction is masonry (brickwork or blockwork) with timber floors and roofs. Non combustible insulation for external envelop is recommended. These measures can minimise the external fire spread.

To avoid the risk of fire spread from one building to another:

- The external surfaces (ie outermost external material) of external walls will be class B-s3, d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary);
- Vertical parts of a pitched roof, such as dormer windows, will be treated as a wall rather than a roof if the slope of the roof exceeds 70 degrees.

With regards to the internal fire spread, where required under current building regulations, fire separation between internal compartments should be achieved through compartmentalisation, effectively sub-dividing the building into compartments to prevent the spread of fire using appropriate fire stops, cavity barriers and proprietary fire resistant plasterboard products, such as with the use of fire-resistant glazing, fire rated walls, floors and fire doors.

For all load bearing elements, sealant joints or plasterboards used underside of the structural elements should be 1 hour fire resistant as approved by building control. Apply Thermocoat (intumescent paint) to structural elements to achieve 1 hr fire resistance. Fire Resistance with Thermoguard Flame Retardant One coat / Eggshell / Metallic / Non decorative finish according to manufacturer's instructions. Rooflights and external roof surface should be fire designated not less than aa,ab, ac.

CRITERIA 4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The proposed dwelling contains a protected fire exit corridor and staircase. Access out of the building will be into the front entrance and through the front garden to the public highway. The property does not contain any lifts so the provisions of relevant fire requirements do not apply.

Protected escape route should be provided inside the building from each habitable unit to main entrance. All constructions in the common escape route (hallway/stairwell) should be 30 min fire resistant and all internal doors leading from hallway to habitable rooms should be FD30.

All habitable rooms on upper floors are recommended to have a suitable escape window for secondary means of egress as required by building regulations. Escape windows should have an unobstructed openable area that is at least 0.33sqm. At least one dimension should be 450mm (i.e. 450mm [wide] x 735mm [high]= 0.33sqm. The bottom of the openable area should not be more than 1.1m above floor level. All to be approved by building control.

CRITERIA 5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

The proposed evacuation strategy is "Simultaneous" strategy. Given the minor nature of the proposals to this existing residential dwelling it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe access and egress from the property in the event of fire can be easily attained through the primary entrance and exits from the property; as can be seen on the proposed floor plans submitted with the application.

CRITERIA 6. provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development.

Section B5 of Approved Document B (ADB) Parts 1 and 2 provide a way to comply with Part B of Schedule 1 to the Building Regulations 2010 requirement B5 'access and facilities for the fire service'. The proposed access for the fire and rescue service should be provided in line with ADB as a minimum standard. The proposed access should not adversely impact neighbouring sites and access to the surrounding areas. Fire fighting facilities, where required, should be provided in line with ADB as a minimum standard.

The dwelling has access to a public residential road. The residential road would be suitable for emergency vehicles attending the property. The building is unobscured making it straightforward for attending emergency services to identify means of access and egress.

3.0. CONCLUSION

The proposed design should be developed to comply with all relevant Building Regulations Part B requirements. This fire strategy demonstrates that the proposal will not adversely impact the fire safety of the property.

It is recommended that the fire strategy plans should be fully assessed by a competent person in terms of fire safety requirements and approved by Building Control prior to the commencement of the development. No relevant construction shall take place until the fire safety strategy and part B building regs requirements are approved by Building Control. The contractors should strictly adhere to the fire safety requirements and report any change or issue to the relevant person.