

Fire Safety Strategy for planning application

Reference: Proposed Section 1

83 Balmoral Road

Hitchin

SG5 1XQ

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This application is concerned with the rear loft extension which provides a new bedroom space and a shower room in the loft area.

This will mean the property has 3 occupied floors, ground, first and second.

This Fire Safety Strategy has been written to ensure that early consideration of fire safety is carried out and noted.

The criteria noted below has been considered for this householder application as follows:-

- Information on space provisions for fire appliances and assembly points (criteria 1).
- Information on passive and active safety measures (criteria 2).
- Information and data on construction products and materials (criteria 3).
- Information on means of escape and evacuation strategy (criteria 4).
- Information on access and equipment for firefighting (criteria 6).

Criteria 1.

The property is a terrace house with no off-road driveway or accessible land for a vehicle and therefore any fire appliance will have to pull up outside the house on the public highway. This is immediately outside the property and a fire hose can be connected to a fire tender and be laid out into the property such that every part of the inside of the property can be reached and is less than the maximum 40 metres.

Criteria 2.

As per building regulations for a three storey house there will be a new fire alarm system provided with an fire alarm detector and sounder on every landing on each floor of the house. This will be a permanently wired system and will comply with building regulations.

In addition to this the kitchen on the ground floor will also require a heat detector to provide early warning in the event of a fire. Due to the central nature of the staircase it is not possible to enclose the fire escape route on the ground floor but once down there are two escape alternatives, either through the front of the house or the rear of the house.

All doors on 1st and 2nd floor will be a minimum FD30 fire door.

Criteria 3.

The loft and any other structural elements will utilise steel beams to carry loads and will all be encased in plasterboard to ensure fire protection for the require minimum.

The new loft floor will be a timber floor and protected from the floor below by the existing plastered ceiling.

The Dormer loft walls will be constructed from timber studs and be covered internally with plasterboard. Externally it will be clad in vertical hung slate tile.

All new windows will be double glazed upvc windows to match the existing.

Criteria 4.

The means of escape from any room in the building will be first and foremost via the internal fire protected stairway down to the ground floor. The fire alarm system will have a sounder on every floor so that they can be heard clearly from every room in the house.

Once into the stairway the residents will be able to make their way down the stairs to the ground floor and be able to escape either via the front door or the rear kitchen door.

Criteria 6.

Emergency access for fire crews will be via the front door from the public highway, water is available in the public highway from a fire hydrant in the pavement. This will be the method both during construction works as well as post completion.

The above explanations were based on a London policy but should suffice for this type of householder application, any further information is required please contact the author.

Jason Rivers

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