

FIRE SAFETY STATEMENT

In support of planning application PP-11605062 at 43 Stanhope Gardens, Hornsey, London, N6 5TT for the construction of a single storey side extension, rear dormer roof extension, enlargement of existing cellar, installation of solar panels and rooflights in side roof slope, partial re-rendering parts of the property with external wall insulation, and replacement of single glazed timber doors and windows with triple glazed timber doors and windows.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the relevant fire safety factors that are relevant to this site and to demonstrate that the proposal contained within application PP-11605062 complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

The application site currently contains a two-storey semi-detached dwelling house built in the early 20th century which is currently undergoing refurbishment. The property is not listed.

This statement Fire Safety Statement has been authored by Michael Jones Architects Ltd, an RIBA chartered architectural practice with extensive experience of residential construction and regulations. Given the low level of complexity and risk associated with this proposal it has not been deemed necessary to appoint an accredited fire engineer at this time.

Means of Escape

The key components of the application from the perspective of fire safety are a single storey side extension to the property, a loft conversion with dormer roof extension, and the enlargement of the existing cellar. The side extension will enclose the existing side passage and will be built up to the boundary with 45 Stanhope Gardens. Means of escape from the new side extension are available through the front and rear windows as well as back through the house to the main entrance. Means of escape from the loft conversion and dormer extension will be provided by a new stair, to be built over the existing stair in the main stairwell. As such this stairwell is required to be upgraded to provide a 30-minute fire protected escape route, this will involve the addition of fire rated plasterboard to internal walls, and the replacement of the existing doors with FD30 rated fire doors. Means of escape from the enlarged cellar will be possible via the existing cellar opening on the side of the property as well as via a new stair being built beneath the existing stair in the main stairwell. As above, the main stairwell will be upgraded to provide the required fire protection. The means of escape fully described above fully comply with the standard provisions of Approved Document B of the Building Regulations.

The existing points of alternate egress from the front and rear of the main house via the existing windows are being retained. The rear garden is very large and extends 16m beyond the proposed rear extension, enabling it to serve as a suitable alternative means of escape and refuge.

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

Fire Spread and Control

The existing building is semi-detached so fire spread to neighbouring properties is a consideration. The solid masonry skin of the building makes external fire spread a low risk. The roof and flank wall of the proposed single storey side extension is clad in slate with a single glazed skylight. Meaning that external fire spread from the extension back to the main house is unlikely. The external walls of the side extension will be faced with slate, and glazed openings with timber-clad reveals. The timber will be certified as being fire resistant due to its proximity to the boundary with 45 Stanhope Gardens. No internal fire suppression measures are proposed.

Construction

The existing building has a conventional solid masonry wall construction with timber framed roofs and floors. The proposed extension will have a hybrid steel and timber roof structure. No composite cladding panels, or other non-standard materials are proposed.

Fire Service Access

The front of the building faces onto Stanhope Gardens and benefits from a low-height stone wall with a small iron pedestrian gate. As indicated on figure 1 at the bottom of this statement, the existing streetside in front of the property provides ample space for attending London Fire Brigade apparatus to park within hose and ladder reach of the house in accordance with section 110.d of the National Planning Policy Framework [2019].

The main entrance door would be suitable for use by attending fire services and is clearly visible from the front of the property. Secondary access at ground floor level is also available via the adjacent window openings in the event that the main entrance is unusable. Access to the first floor is possible via the central stairwell or via the large first floor windows.

The building is semi-detached and generally unobscured by its surroundings, making it straightforward for attending emergency services to identify means of access and egress. The building has accessible glazed doors or windows on three sides, enabling good visibility into the property for hazard assessment purposes.

Fire Safety Management

The building would be fitted with an interlinked fire alarm system to satisfy Part B of the Building Regulations. As the property is a domestic residence no formal fire safety management procedures are required in the course of its use.

Conclusion

This fire safety statement demonstrates that the proposed single-storey rear extension at 43 Stanhope Gardens complies with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] 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.

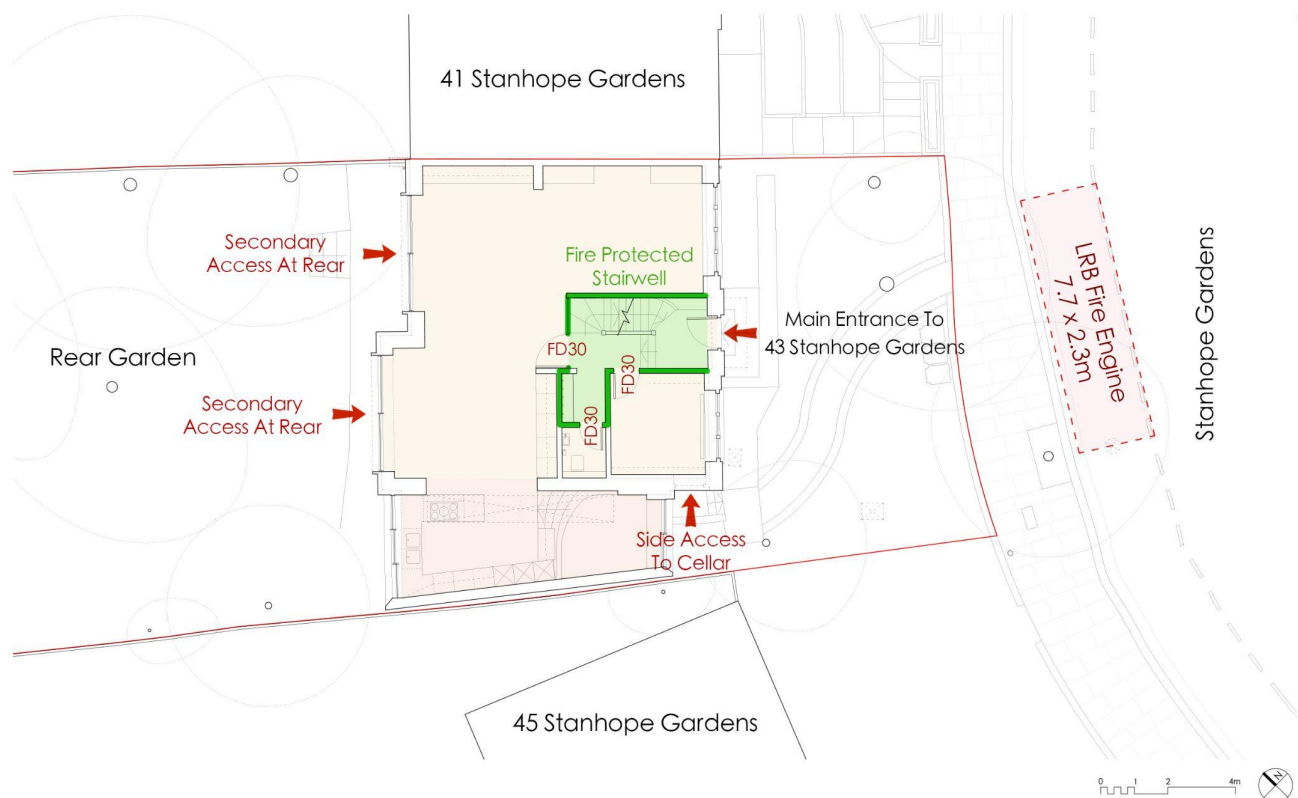


Fig.1 - Proposed Ground Floor Plan Annotated With Fire Safety Considerations