

PLANNING FIRE SAFETY STRATEGY (PFSS)

Fire Strategy

Fire Strategy

This Planning Fire Safety Strategy (PFSS) has been prepared by Downen Farmer Architects on behalf of Artform acting as project manager, to support a full application for the proposed redevelopment of a site at the rear of the block (1-14 Rowan), Methuen Park, Muswell Hill, located in the London Borough of Haringey. The proposal is to amend a previous approved development to now provide a single, 6 bed family home that is arranged across 4 storeys.

It has been drawn up in accordance with Fire Safety D12(A) London Plan Guidance. The design with regards to fire safety, follows and complies with the requirements of Approved document Part B.

Since the building is not regarded as a major development, there is no requirement to provide any specialist firefighting equipment. The house fronts Methuen Park, a public highway which is accessible by a rescue service pumping appliance. All areas of the dwelling will be reachable within 45m of the appliance.

All fire safety within the building will need to comply with current regulations and agreed on site with building control prior to works on site. Building control will have to sign off all works to comply before occupation.

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

In the event of a fire, a fire appliance would access the property from the street at the front. The assembly point would be outside the final exit at the front of the house.

2. Information on passive and active safety measures

A full fire detection and alarm system will be installed to serve all levels. This will include smoke detectors to the halls on each floor. The system will be minimum Grade D2 Category LD3 standard in accordance with the relevant recommendations BS 5839-6.

All habitable rooms above ground level have direct access to a protected stairway leading to a final exit. The protected stairway is separated by fire resisting construction (minimum REI 30) with fire doorsets (minimum E 20) at all storeys to comply with Building Regulations Part B. All habitable rooms at ground either open onto the hall leading to a final exit or are to have an emergency escape window or door.

As a portion of the ground floor is open plan the building will be provided with an Intelligent Mist suppression system in the protected escape areas, using fire protection from Plumis. This will include detectors and smartscan equipment to provide protected escape areas which will be shown on plan accompanying this document.

3. Information and data on construction products and materials

The protected stairway is separated by fire resisting construction (minimum REI 30) with fire doorsets (minimum E 20) at all storeys to comply with Building Regulations Part B.

The surface linings of walls and ceilings will meet the classifications as set out in Table 4.1 of the Part B2 Approved Document. Loadbearing elements of structure will have a minimum fire resistance as set out in Appendix B, Table B3 of Part B2 Approved Document. The floors are to have a minimum REI 30 fire resistance. Cavity barriers will be provided to divide cavities and to close the edge of cavities and joints between fire separating elements will be fire stopped as required to comply with Part B Building Regulations. The escape route will contain an Intelligent Mist system over all three levels of the protected escape route; please see marked up plans of the strategy.

4. Information on means of escape and evacuation strategy

All habitable rooms above ground level have direct access to a protected stairway leading to a final exit. The protected stairway is separated by fire resisting construction (minimum REI 30) with fire doorsets (minimum E 20) at all storeys to comply with Building Regulations Part B B and at ground where open plan, a fire curtain alongside the mist system will allow for a protected escape route. All habitable rooms at ground either open onto the hall leading to a final exit or are to have an emergency escape window or door. The assembly point would be outside the final exit at the front of the house.

5. Information on access and equipment for firefighting.

All habitable rooms are accessible through the front door and via the protected escape route from the mist system. The protected stairway is separated by fire resisting construction (minimum REI 30) with fire doorsets (minimum E 20) at upper levels to comply with Building Regulations Part B.

General Notes:

Means of escape provided by staircase at upper levels, compliant with building control requirements which will also contain an intelligent mist system over all three levels.

All elements of structure will be constructed to 30 minutes fire resistance.

All materials used will be fit for purpose and be certified for the latest legislations.

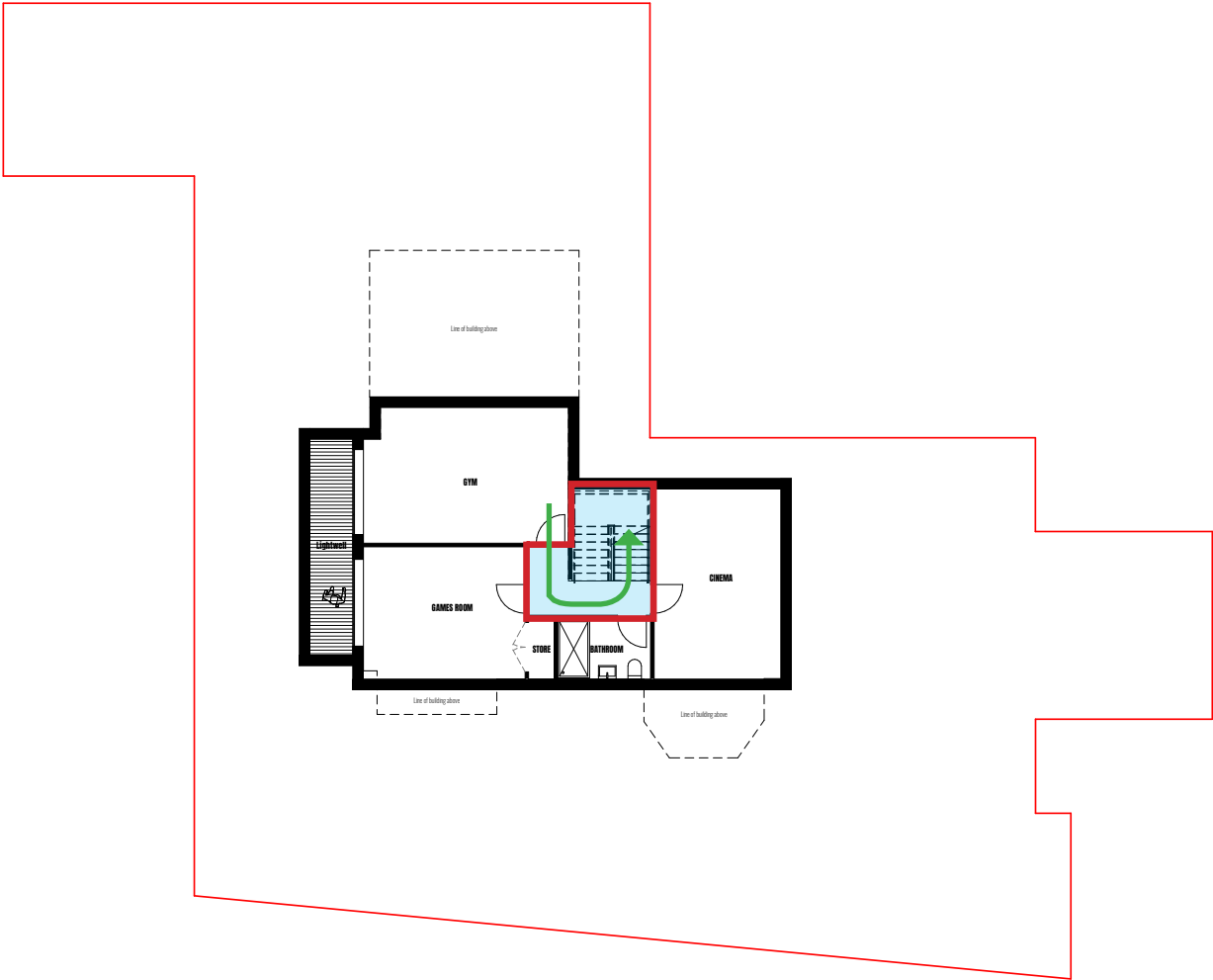
An enclosed escape route from all habitable rooms to an exit are maintained in the proposal.

Fire doors will be installed throughout.

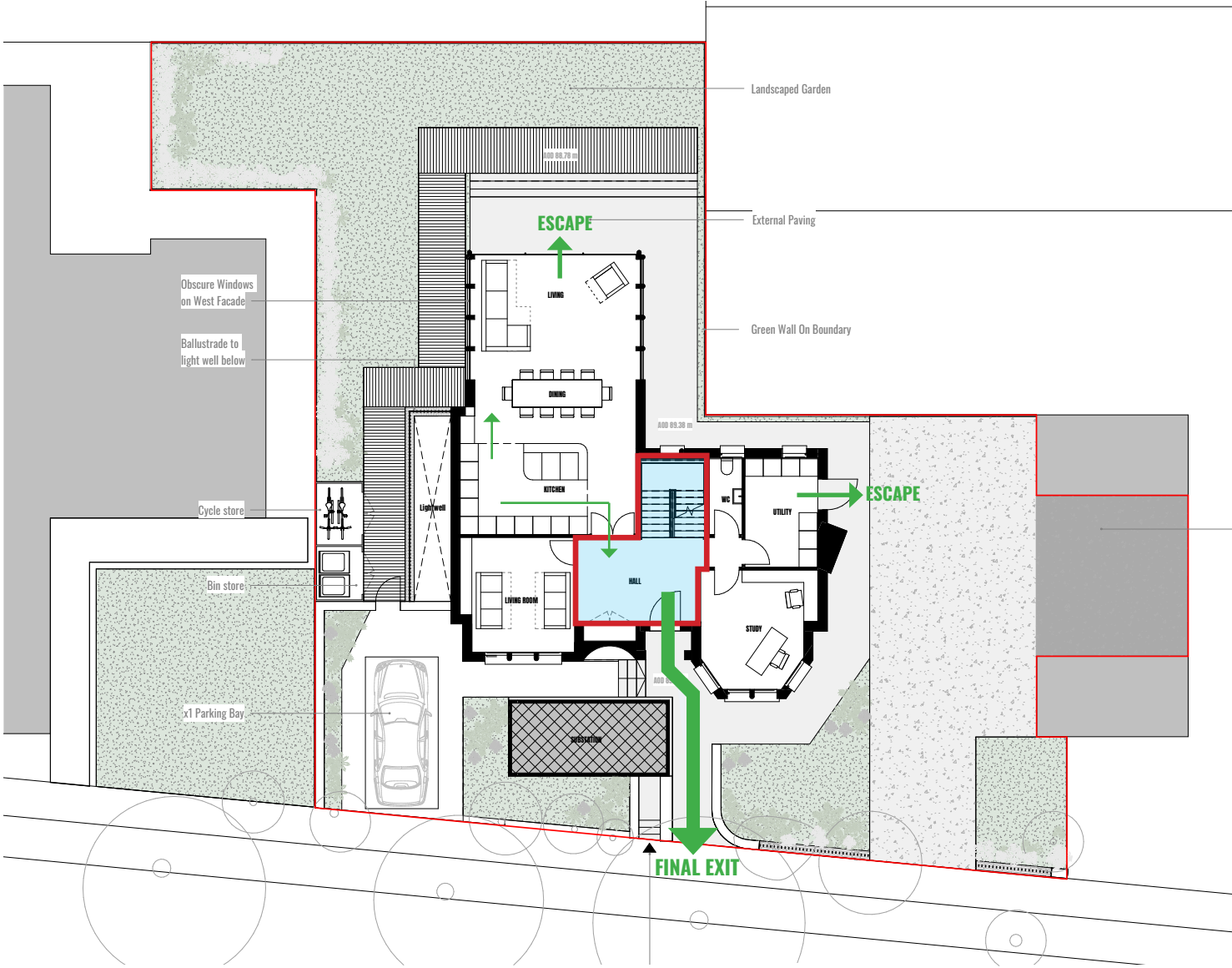
Details of intelligent mist system can be found here: <https://www.intelligentmist.com/>

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Plan Mark Ups



L-01 Basement Floor



L00 Ground Floor



Fire resisting construction (Minimum REI 30)



Protected intelligent mist area



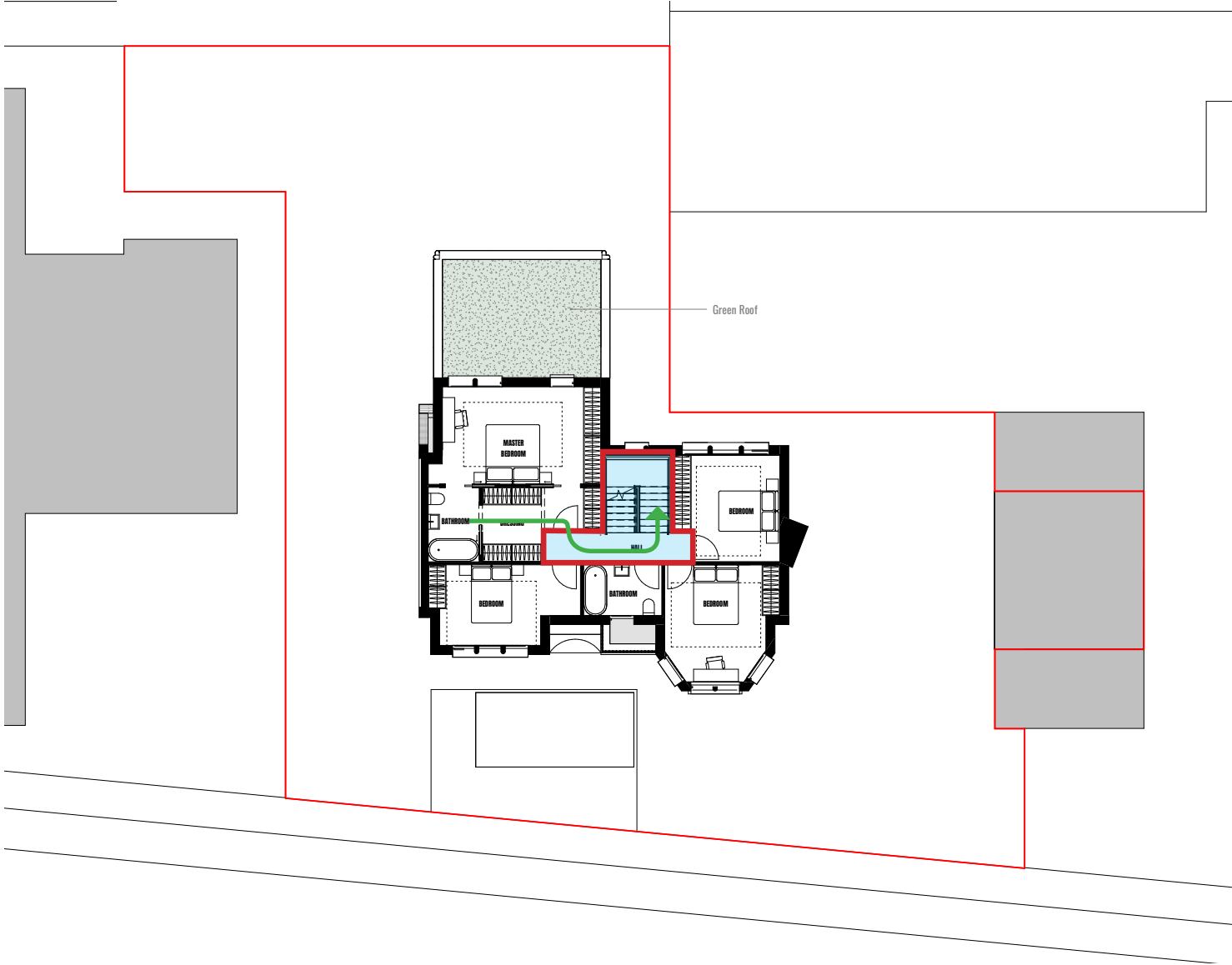
Fire curtain (Minimum REI 30)



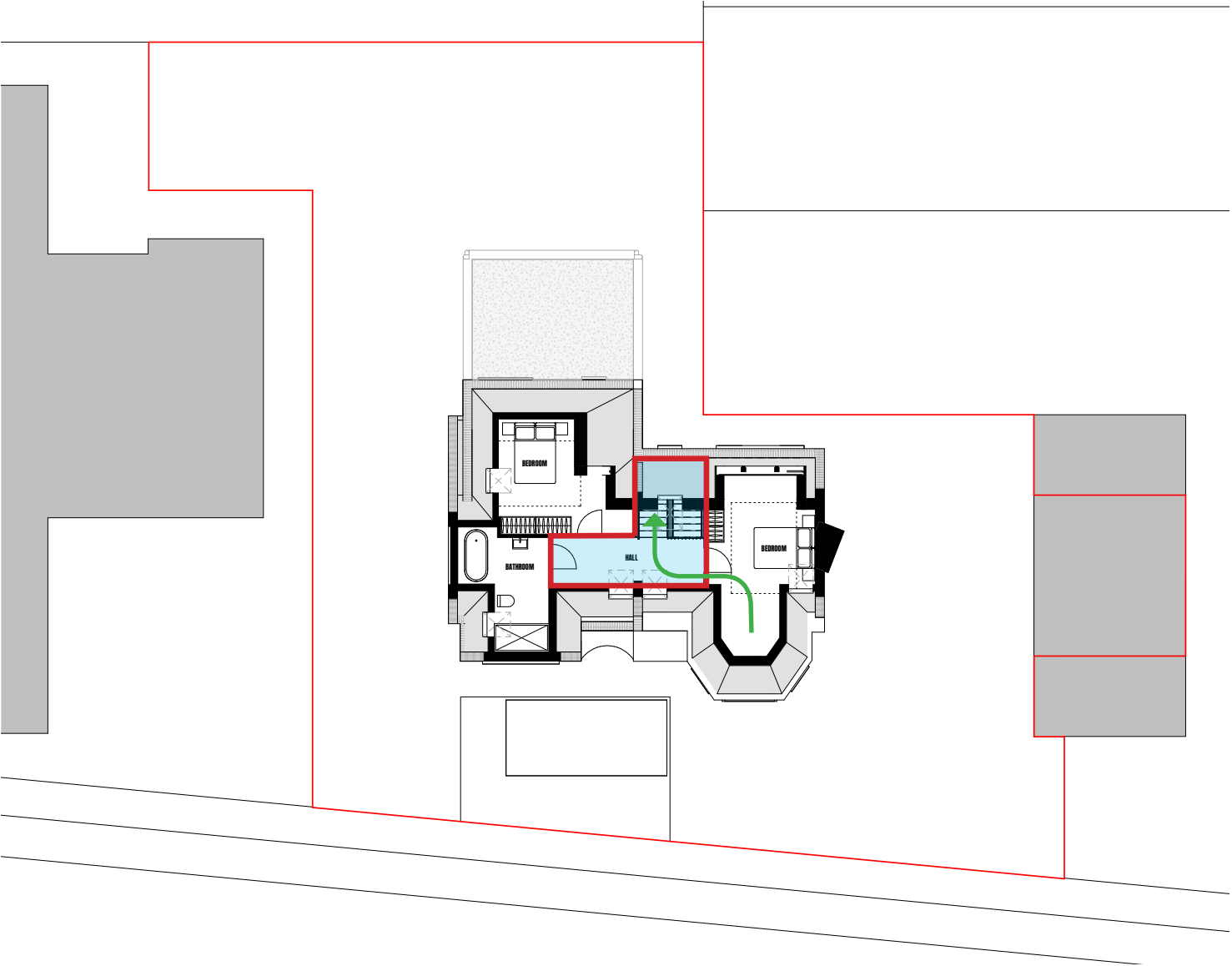
Final exit

PLANNING FIRE SAFETY STRATEGY (PFSS)

Plan Mark Ups



L01 First Floor



L02 Second Floor

Fire resisting construction (Minimum REI 30)

Protected intelligent mist area

Fire curtain (Minimum REI 30)

Final exit

