

Planning Fire Safety Statement

Site: 93Broad Lane_N154DW_Tottenham

This Planning Fire Safety Statement has been prepared in line with the criteria as set out in the London Plan Policy D12(A), showing the relevant fire safety design standard as proportionate to the proposed loft conversion and internal alteration as follow:

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

The proposed loft extension does not include any changes that have impact on either assembly or Fire Appliances. The Fire appliances can be positioned to the front of the property and both the front and rear of the property can be used as an evacuation assembly point

Criteria 2) - Information on passive and active safety measures

Provide emergency egress windows to any first floor habitable rooms and ground floor inner rooms.

Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted, they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Criteria 3) - Information and data on construction products and materials

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels and leading directly to external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD30 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & top of door or frame if required by Building Control). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

Criteria 4) - Information on means of escape and evacuation strategy

The house will allow for a protected entrance hall (lobby) with half hour partitions between the hall and habitable rooms. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the entrance door to the door to any habitable room not to be greater than 9m. Inner rooms are not acceptable.

The main stairs should be protected within 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476.

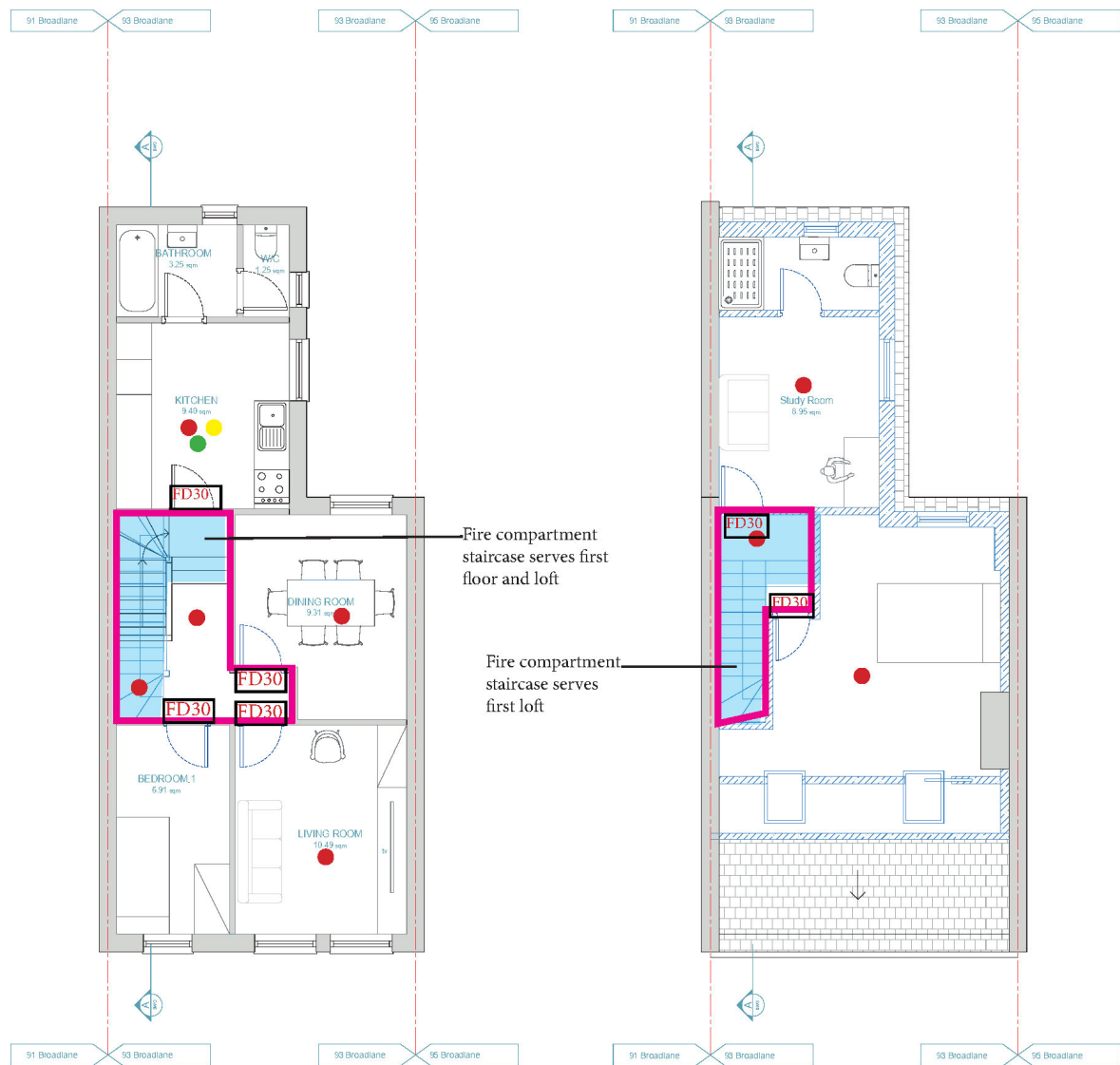
Meters should be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction. All gas services within a protected stairway must be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

Criteria 6) - Information on access and equipment for firefighting

Emergency and firefighting access will be provided via the main front entry. The main staircase will provide direct access to first floor and loft floor level.

Please Refer to the attached floor diagrams.

Diagram 01 – Fire Safety Plan Layouts



PROPOSED FIRST FLOOR PLAN

PROPOSED LOFT FLOOR PLAN

