

Fire Strategy Document

38 Lancaster Road London N4 4PR

London Borough of Haringey

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He provides Building Regulations and Fire Safety advice for clients such as The Cabinet Office, Pizza Express and City Lit.

He has successfully completed similar Planning Fire Strategy Documents in Greater London

1. General comments.

38 Lancaster Road London N4 is in the London Borough of Haringey. It is a 2 storey end of terrace Victorian era property with existing solid brick construction, timber structural floors, plastered walls and a tiled roof.

The proposal is to provide a rear extension using traditional materials such as cavity masonry. 2no rooflights will be installed over the flat roof using glass greater than 4mm thick to achieve a BROOF(t4) classification in accordance with table 12.1 of Approved Document B1 – Limitations on Roof coverings.

The design is in accordance with Approved Document B1

The building is currently and will remain a single family dwelling.

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

Fire Brigade Access is via the front entrance on 38 Lancaster Road London N4. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1.

Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1. The extension replicates many similar developments in the area including one next door.

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse

3. Information on passive and active safety measures

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the ground floor entrance area. An independently certified (in accordance with BS476 Part 22) FD20 door will be provided to the kitchen / hallway to maintain a protected escape route from the upper floor levels. This is in accordance with Approved Document B1. There is a WC located in the hallway area but this does not require a fire door. A 30 minute fire rated wall will enclose the kitchen.

As the property is 2 storey there is no requirement to have a protected escape route but the proposal is to add FD20 doors to the living room which now connect with the kitchen.

4. Information and data on construction products and materials (criteria 3).

Walls to the rear elevation of the extension will comprise cavity masonry which provides 60 minutes fire protection. This is in accordance with Approved Document B1. Cavity wall insulation will be mineral wool which is non combustible. The roof has 2 no rooflights which will be glazed with unwired glass greater than 4mm so is graded as BROOF(t4) is accordance with table 12.1 of Approved document B1.

Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class) (National Classification).

Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

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

Means of escape from the kitchen / dining area is via the entrance hall and the final exit / entrance door.

As the property has no 2nd storey it is not required to have a protected escape route nevertheless one will be provided at ground floor which is an improvement on the current arrangement.

6. Information on access and equipment for firefighting (criteria 6).

Access to the property will be via the front door.

Due to the low height of the premise this is acceptable and there is no requirement to fit hydrants or provide firefighting equipment or shafts etc.

No alternative water supply is required and on street hydrants will be utilised.