

Fire Strategy Document

50 Seymour Road London N8 0BE

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.

50 Seymour Road is in the London Borough of Haringey . It is a 2 storey terraced Victorian era property with existing solid brick construction, timber structural floors, plastered walls and a tiled roof.

The proposal is to provide a rear / side extension using traditional materials. A single large rooflight will be installed to the side elevation roof adjacent to the boundary. This rooflight will achieve a BROOF(t4) classification and are in accordance with table 12.1 of Approved Document B1 – Limitations on Roof coverings. The existing party walls will be reused and currently extend above the level of the glazed rooflights to provide 60 minutes fire separation on the boundary.

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 50 Seymour Road London N8. 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 (criteria 2).

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the extension and entrance area. The extension area will be used as a combined living / dining and kitchen room. 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 but this doesn't require a fire door.

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

Walls to the side elevation of the extension are existing solid masonry and will form the external walls of the extension. The walls will provide 60 minutes fire protection. This is in accordance with Approved Document B1. The internal wall stud wall will be required to extend above the line of the glazing in order to maintain appropriate separation. Wall insulation will be mineral wool which is non combustible. The roof is glazed with unwired glass greater than 4mm so is graded as BROOF(t4) in 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 a loft conversion, it is required to have a protected escape route i.e fire doors to each habitable room. The kitchen door has been relocated further into the hallway and a fire rated enclosure will be required along the staircase to maintain an enclosure between the kitchen and hall. An FD20 door will be fitted to the kitchen.

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.