

Fire Strategy Document

28 Ellington Road London N10 3DG

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.

28 Ellington Road London N10 is located in the London Borough of Haringey. It is a 2 storey plus loft terraced 1930's era property with existing masonry brick construction, timber structural floors, plastered walls and a tiled roof.

The proposal is to provide a rear extension using traditional materials. Velux rooflights will be installed to the rear extension roof. These rooflights achieve a BROOF(t4) classification and are 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 28 Ellington Road London N10. 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 which will be used as a kitchen. Independently certified (in

accordance with BS476 Part 22) FD20 doors will be provided to the kitchen and utility rooms / hallway to maintain a protected escape route from the upper floor levels.

The rest of the enclosure to the stairway remains unchanged by the proposed works.

An existing 30 min fire rated partition will enclose the utility room and kitchen.

This is in accordance with Approved Document B1.

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

Walls to the side elevation of the extension will comprise cavity masonry wall which provides 60 minutes fire protection. This is in accordance with Approved Document B1.

Wall insulation will be mineral wool which is non combustible. The roof is glazed with 3 no Velux rooflights which have 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.

FD20 doors will be added to both rooms so as to maintain the protected escape route.

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.