



Fire strategy
Internally the escape route in the property leads to the main entrance at the front of the property and rear door in the kitchen of the property. Internally in the property all doors to risk rooms except the doors to W/C's should be fitted with FD30 doors. This means a 30 minute fire door but without the need for intrumescent strips, cold smoke seals or a self closer.

These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 - Hinges, BS EN 1906 and BS EN 12209 - Door handles and locks. **Note:** If a cupboard or W/C has a boiler in it, this will be considered a risk room.

Smoke alarms and an egress window are all that are required for fire safety for any habitable room up to 4.5m above ground. Egress windows should be: no higher than 1.1m from the finished floor level land at least 450 x 450mm and a third of m2 in area. They should be positioned so as to allow rescue by ladder. As such, they can't be located above features like polycarbonate conservatory roofs. The windows should be positioned to allow the occupants to move away from the building and not, for example, into a small, enclosed courtyard beneath. You may also need ground floor egress windows to serve 'inner' rooms. Inner rooms occur when you have to pass through another (access) room to reach the hall, stairway or external door. Therefore, a fire in the access room means escape is necessary through an egress window or an alternative door route. These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 - Hinges, BS EN 1906 and BS EN 12209 - Door handles and locks.

The front door to the property must be a fire door and meet the following standard: FD30S fire doors fitted with a serviceable self-closing device and an intumescent strip / cold smoke seal with a 30 minute fire rating. These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 - Self-closers, BS EN 1154 - Hinges, BS EN 1906 and BS EN 12209 - Door handles and locks. Internally in the flat all doors to risk rooms except the doors to W/C's and bathrooms should be fitted with FD30 doors. This means a 30 minute fire door but without the need for intumescent strips, cold smoke seals or a self closer. These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 - Hinges, BS EN 1906 and BS EN 12209 - Door handles and locks.
The property must be fitted with a mains operated battery back up fire alarm that meets the following standard: "BS 5839 (Part 6) 2019 Grade D1 or D2: LD3. An additional heat detector must be fitted in the kitchen. With the fire separation meeting 60 minutes fire resistance there is no requirement to link the fire alarm to any adjacent properties.

There is no requirement for any fire fighting equipment however it is recommended that a fire blanket located in the kitchen.
Any fire safety equipment installed or provided must be tested and serviced in accordance with the appropriate British Standards. Records must be retained of these tests.

The building should have a Fire Risk Assessment carried out upon completion and before any occupants move into the building and does not form part of this report for Planning Permission only. This report should not be used for building control compliance. The author of this report asks that the information contained in this assessment is for guidance only at LPA Planning Stage. All details to be reviewed and a detailed Fire Risk Assessment should be carried out once the council approve the planning application and the proposed layout when building regulations need to be done and checked with builders and qualified fire assessors onsite before completion and before any occupants move into the building. This should be reviewed annually.

Any walls must be made good after the works. Holes and gaps must be fire stopped to a 30-minute standard complying with BS 476.

It must be ensured that whatever works are carried out are first discussed and agreed with local council Building Control Officers or an Approved Building Control Officer. Their agreement must be sought in writing before the final fire safety measures are put in place.

A	description	by	xx/xx/xx
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES
1. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
2. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
3. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
4. All works are to be carried out in accordance with Local Authority requirements.
5. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
6. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres.(Tel: 08459 200 800)

SITE:
307 Lordship Lane London N17 6AB

PROJECT :
Conversion of the existing single dwelling into two self-contained flats

TITLE: COVER

THE ALPHA STUDIOS
10 THE LINK ENFIELD LONDON EN3 5HU



PROJECT NO:
230712

DRAWING NO:
01

DRAWN BY:
SP

SCALE:
As indicated

DATE:
July 2023

SHEET SIZE:
A3

REVISION:
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