

Body of Work

BoW Ref: 137 Seaford Road: Fire Safety Statement

17/09/2023

Subject: Fire Safety Statement

The provisions for escape and fire protection have been considered for the proposed works in line with Policy D12 to ensure the safety of all building users.

Outside Space, Access & Escape

We can confirm the property has suitably positioned unobstructed outdoor space for fire appliances to be located on and is suitable for use as an evacuation assembly point on Seaford road itself.

The existing property also has unhindered means of escape and evacuation via the existing and proposed stairwell. The proposed Loft additions do not compromise this.

The development is minor and does not require the provision of evacuation lifts.

Design & Risk of Fire Spread

The proposal for the loft conversion is designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire. This is achieved by including:

- Fire rated doorsets tested and installed to achieve 30minutes fire resistance integrity and insulation.
- Mains operated interlinked smoke alarms, installed within the stairwell of the property.
- The walls along the fire escape route is protected and constructed to achieve 30 minutes fire resistance.

Specifications

Fire doors:

Door must be of FD30 type, offering at least 30 minutes' fire resistance and have been tested in accordance with BS476: Part 22 1987 (the British Standard) or BS EN 1634-1 2000 (the UK adoption of European standards)

Smoke Detection:

Mains operated, self-contained and interlinked smoke alarms will be provided at each landing level.

The smoke alarms will conform to BS 5446: Part 1. All units also have rechargeable batteries in case of mains power loss in the event of fire.

Should you require any further information please do not hesitate to contact the agent.