

FIRE STATEMENT

107 Mayes Road, N22

Construction of Two Additional Floors to Provide 4 Self-Contained Flats

1. Introduction

This Fire Statement has been prepared in support of a planning application for the construction of two additional storeys at 107 Mayes Road, N22, to facilitate the creation of four self-contained residential units.

The statement is prepared in accordance with **London Plan Policy D12**, the principles of the Building Safety Act 2022, and relevant fire safety guidance applicable to residential developments at planning stage.

This document sets out the **fire safety strategy principles embedded within the proposed design**, noting that detailed technical compliance will be developed at Building Regulations stage.

2. Development Description

The proposed development comprises:

- Construction of **two additional residential storeys** above an existing mixed-use building
- Creation of **4 self-contained residential units**
- Retention of the existing building structure below
- Introduction of lightweight upper floors incorporating metal cladding and aluminium-framed glazing systems

The development takes place **above an existing occupied building**, which is a key consideration in the fire safety strategy.

3. Means of Escape

The development provides a **simple, robust and conventional residential escape strategy**.

Escape Route Strategy

- All residential units are served by a **single existing protected stair core**, extended as required to serve the new floors
- Escape routes are direct, legible and do not require complex internal travel arrangements
- Travel distances remain within acceptable parameters for small-scale residential development

Protected Lobby Provision

Each residential floor includes a **protected lobby arrangement** between residential units and the stair core.

These protected lobbies:

- Provide a **fire-resisting buffer zone** between apartments and escape stairs
- Prevent direct smoke ingress into the stair core from individual units
- Improve compartmentation between private and communal circulation areas
- Enhance occupant safety during evacuation

This arrangement ensures that occupants reach the escape stair without exposure to smoke or fire conditions.

4. Smoke Control Strategy (AOV System)

The development incorporates a **smoke ventilation strategy serving the communal circulation spaces**.

Automatic Opening Vents (AOVs)

The scheme includes **Automatic Opening Vents (AOVs)** located at upper levels / roof level serving the stair core.

The system is designed to:

- Automatically activate upon detection of smoke within communal areas
- Provide rapid smoke extraction from the stair enclosure
- Maintain a tenable escape route during evacuation

- Support fire and rescue operations by improving visibility and reducing smoke density

The AOV system is integrated with the protected stair and lobby arrangement to ensure a **coherent smoke control strategy**.

5. Fire Service Access

Fire service access is maintained via the existing arrangement:

- Primary access is from **Mayes Road frontage**
- The building benefits from direct street-level fire appliance access
- No physical constraints are introduced by the proposed development

The combination of **protected stair, lobby arrangements, and AOV smoke control** ensures that fire service personnel can operate in a controlled and safer internal environment.

6. Compartmentation Strategy

A clear compartmentation strategy is integral to the design.

The development ensures:

- Each residential unit forms a **separate fire compartment**
- The new upper floors are **fully fire-separated from the existing building below**
- Fire-resisting construction is provided between:
 - individual flats
 - circulation spaces
 - existing and new structural elements

Appropriate fire-stopping and compartmentation detailing will be developed at Building Regulations stage.

7. External Wall Construction and Materials

The external envelope comprises:

- Perforated metal cladding panels
- Slim-profile aluminium framed windows
- Inset façade elements
- Aluminium roof edge detailing

The façade strategy is designed to:

- Ensure compliance with relevant **non-combustible external wall principles**
- Prevent vertical fire spread through façade systems
- Incorporate appropriate cavity barriers and fire-stopping within build-ups

Materials will be specified to achieve appropriate fire performance classifications in line with current regulatory requirements where applicable.

8. Balcony Fire Safety

The proposal includes **front-facing balconies at upper level**, which are designed to be fire-safe and non-propagating in terms of fire spread.

The balcony strategy ensures:

- Structural separation between units
- Use of non-combustible construction materials
- No continuous combustible façade elements
- Fire-resisting detailing at junctions with the main building envelope

The enlarged balcony remains fully integrated within the fire safety strategy and does not introduce additional fire spread risk.

9. Emergency Lighting

Emergency lighting will be provided to all communal circulation areas, including:

- Stair cores
- Landings

- Corridor areas serving residential units

Emergency lighting will be designed in accordance with relevant standards (including BS 5266) and will ensure:

- Clear visibility of escape routes in the event of power failure
 - Safe and efficient evacuation of occupants
 - Compliance with standard residential fire safety expectations
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10. Fire Safety During Construction

As the development is delivered above an existing occupied building, construction phase fire safety is a key consideration.

A **Construction Management Plan (CMP)** will be implemented and will include:

- Controlled hot works procedures
- Segregation between construction and occupied residential areas
- Temporary fire detection and protection measures where necessary
- Phased construction sequencing to maintain occupant safety

The construction methodology will ensure that existing residents remain protected at all times during the works.

11. Summary

The fire safety strategy for the proposed development is based on a **simple, robust and well-understood residential framework**, comprising:

- A single **protected stair core serving all residential units**
- **Protected lobby arrangements** at each floor level
- An integrated **AOV smoke ventilation system** to communal areas
- Fully compartmentalised residential units and building elements
- Fire-safe external wall construction strategy
- Non-combustible and controlled balcony design

- Emergency lighting to all communal escape routes
- Controlled construction-phase fire management measures

Overall, the development provides a **safe and policy-compliant fire strategy at planning stage**, with detailed compliance to be confirmed through Building Regulations approval