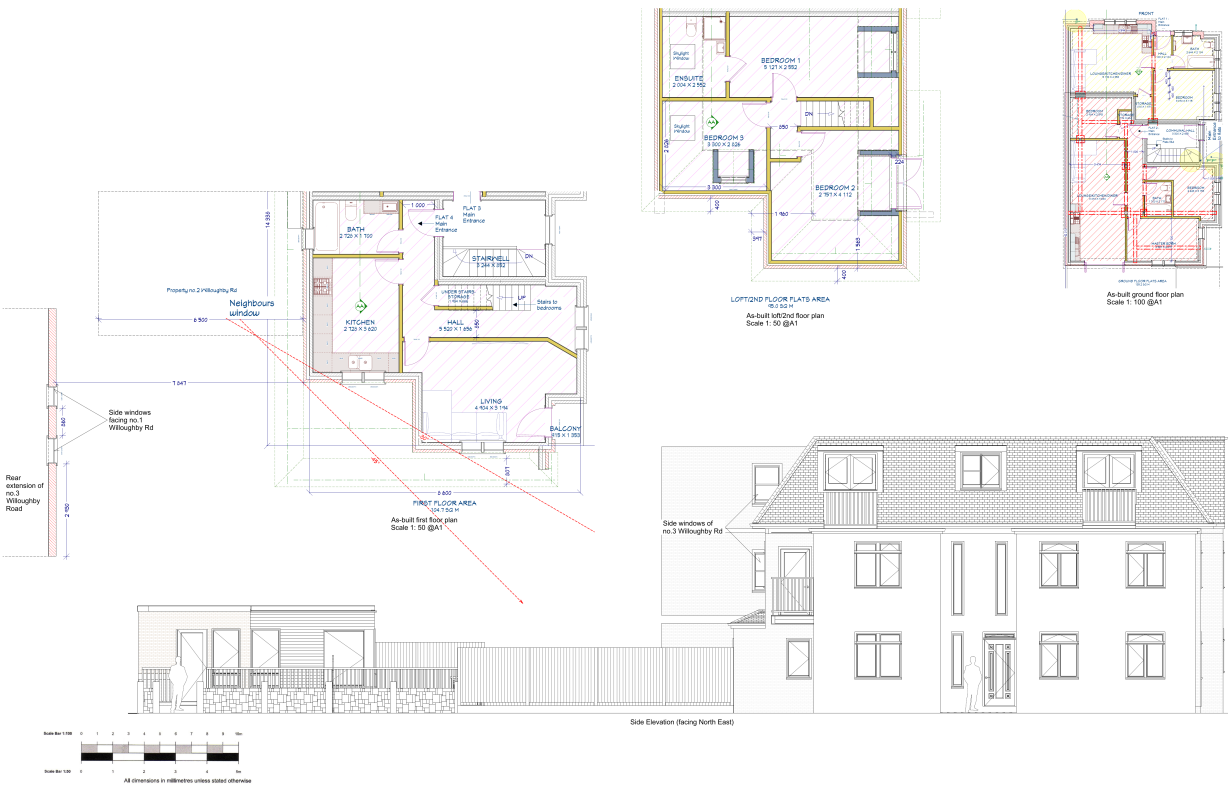


# FIRE STRATEGY REPORT

Flat 4 only - Planning and Building Control

1 Willoughby Road, London, N8 0HR

Proposed 3rd Bedroom Plans at Flat 4 (Split Level)



|                                   |                 |
|-----------------------------------|-----------------|
| Sheet #                           | 7               |
| Drawn By:                         | SU              |
| Date:                             | 28/08/2026      |
| Scale:                            | 1:11:50<br>@ A1 |
| 1 Willoughby Road, London, N8 0HR |                 |
|                                   |                 |

|                  |                                                              |
|------------------|--------------------------------------------------------------|
| Document         | Design-stage Fire Strategy Report                            |
| Drawing reviewed | Sheet 7 - Proposed 3rd Bedroom Plans at Flat 4 (Split Level) |
| Drawing date     | 28/08/2026                                                   |
| Scope            | Flat 4 and its interfaces with the common escape route only  |

**Important:** Based on the single architectural sheet supplied. This is not a fire risk assessment, product certificate or Building Control approval. Existing fire resistance, building height, common-part smoke control and fire-service access require verification.

## 1. Executive summary

Flat 4 is shown as a split-level dwelling with its main entrance at first-floor level and three bedrooms at loft/second-floor level. The entrance storey contains a kitchen, living room, bathroom, hall and internal stair.

For a multi-storey flat without its own external entrance at ground level, Approved Document B (ADB) Volume 1 paragraph 3.21 provides several escape approaches. This report adopts **Approach 4**, subject to confirming that the vertical distance between the entrance storey and the upper storey does not exceed 7.5 m: a protected stairway, additional smoke alarms in all habitable rooms, and a heat alarm in the kitchen.

- Continuous protected route from upper bedrooms to the Flat 4 entrance.
- Smoke alarms in circulation and all habitable rooms; heat alarm in kitchen; mains powered and interlinked.
- Fire-resisting internal doors to rooms opening onto the protected hall/landing.
- Flat entrance doorset to common parts: minimum E30 Sa / FD30S-equivalent with suitable self-closer.
- Compartmentation maintained and every penetration sealed with a tested fire-stopping system.

Final acceptance remains subject to site verification, product evidence, the building-wide common-parts strategy and Building Control review.

## 2. Information reviewed and scope

Sheet 7 dated 28/08/2026 shows the as-built ground, first and loft/second-floor plans, cross-sections and side elevation. The first-floor plan identifies the Flat 4 main entrance, kitchen, hall, living room, balcony, bath and stair to bedrooms. The upper plan identifies Bedrooms 1, 2 and 3, an ensuite and skylight windows.

The drawing labels the first-floor area as 104.7 sq m and the loft/second-floor flats area as 95.0 sq m. These are source-drawing labels only and are not treated as verified Flat 4 net areas.

The common stair, other flats, overall building height, common smoke ventilation, external wall/roof build-ups and firefighting facilities are outside the detailed scope because they are not sufficiently documented.

## 3. Regulatory basis

Building Regulations 2010, Schedule 1, Part B: B1 means of warning and escape; B2 internal fire spread (linings); B3 internal fire spread (structure); B4 external fire spread; B5 access and facilities for the fire service.

Primary guidance: HM Government Approved Document B, Volume 1 - Dwellings, 2019 edition incorporating applicable amendments for England. At 28 August 2026 the published 2026 amendments are stated to take effect on 30 September 2026, subject to transitional provisions.

Referenced standards include BS 5839-6 for domestic fire detection/alarm systems, BS EN 14604 for smoke alarms, BS 5446-2 for heat alarms, BS 5266-1 where emergency lighting is applicable, and tested/classified systems for fire doors, dampers and fire stopping.

*The applicable regulatory edition must be reconfirmed against the actual Building Control application and commencement dates.*

## 4. Flat 4 fire design basis

| Item           | Design basis                                                                                                                  |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Occupancy      | Domestic flat within an existing multi-flat building.                                                                         |
| Arrangement    | Split level: entrance storey at first floor; sleeping accommodation at loft/second floor.                                     |
| Primary escape | Protected internal stair/hall to Flat 4 entrance, then common route to final exit.                                            |
| Height check   | Confirm entrance-to-upper-storey vertical distance is not more than 7.5 m for adopted Approach 4.                             |
| Sprinklers     | Not shown and not relied upon by this Flat 4 internal strategy unless separately required by building height/common strategy. |

## 5. Means of warning and escape

### 5.1 Protected route

The internal stair and associated entrance hall/upper landing are treated as the protected route. No storage, combustible enclosure, unprotected service opening or unprotected glazing that would undermine this enclosure should be introduced.

### 5.2 Detection and alarm

ADB states that all dwellings should have at least a Grade D2, Category LD3 fire detection and alarm system in accordance with BS 5839-6. For the adopted multi-storey-flat Approach 4, smoke alarms are additionally required in all habitable rooms and a heat alarm in the kitchen.

| Location                     | Alarm |
|------------------------------|-------|
| First-floor hall/circulation | Smoke |
| Living room                  | Smoke |
| Kitchen                      | Heat  |
| Upper landing                | Smoke |
| Bedroom 1                    | Smoke |
| Bedroom 2                    | Smoke |
| Bedroom 3                    | Smoke |

All alarms should be interlinked. Final siting, audibility, standby supply and commissioning are to BS 5839-6 by a competent installer.

### 5.3 Escape windows and common route

Skylight windows are shown but compliant escape-window opening dimensions and safe external egress are not demonstrated. The strategy therefore does not rely on them. The common route from the Flat 4 entrance to a final exit must be confirmed separately and must not be adversely affected by the works.

## 6. Fire-resisting construction and doors

Walls and floors separating Flat 4 from other flats and common parts are compartment boundaries. The supplied drawing does not identify tested build-ups, so this report does not certify their existing fire resistance.

- Maintain compartment floors/walls and continuity at roof, floor and external-wall junctions.
- Provide at least 30 minutes fire-resisting construction to the protected internal stair/hall/landing where required by the ADB arrangement, supported by test/classification evidence.
- Do not reduce the fire resistance of structural or compartment elements when carrying out the third-bedroom works.

| Door location                                               | Minimum design intent                                                                                            |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Flat entrance to common parts                               | E30 Sa / FD30S-equivalent; suitable self-closing device; smoke control; compatible frame, seals and ironmongery. |
| Doors forming protected entrance hall/landing within Flat 4 | E20 / FD20-equivalent in line with ADB Table C1 item 9, unless a higher rating is required.                      |
| Service cupboard onto protected route                       | Fire-resisting doorset to suit the enclosure and risk.                                                           |

Fire performance applies to the complete doorset assembly: leaf, frame, seals, hinges, latch, closer, glazing and installation must be compatible with the evidence of performance.

## 7. Linings, cavities, services and external fire spread

Wall and ceiling linings should satisfy ADB Section 4 reaction-to-fire provisions. New finishes should not materially worsen fire growth or surface flame spread.

Maintain or provide cavity barriers at relevant cavity edges, compartment lines, openings and junctions in accordance with ADB Section 8. Opening-up inspection may be required because cavity construction is not shown.

Every service penetration through fire-resisting construction must use a tested system suitable for the service, substrate, opening and required resistance. Use collars/wraps where required for combustible pipes, tested cable seals, and suitable dampers or fire-resisting ductwork where ventilation crosses protected or compartment construction.

The supplied sheet does not provide external-wall/roof material specifications or boundary calculations. Any altered external wall, roof, balcony, dormer or window construction must be separately checked for B4 compliance.

## 8. Fire service, common parts and management

The Flat 4 works must not reduce existing fire-service access, common stair width, common smoke ventilation, firefighting shafts/risers or appliance access. These are building-wide interfaces.

Inside a normal dwelling, dedicated emergency escape lighting and exit signage are not generally the basis of the ADB domestic strategy. Any required common-part emergency lighting and signage must remain operational and unobstructed.

At completion, provide relevant fire-safety information to the appropriate dutyholder where Regulation 38 applies. The handover pack should include the as-built fire strategy, alarm certificate, fire-door evidence, fire-stopping register/photos, ventilation/fire-damper information and maintenance instructions.

## 9. Construction-stage precautions

- Maintain a safe escape route throughout the works.
- Control hot works with permits and post-work fire watch.
- Do not leave compartment penetrations open overnight without approved temporary protection.
- Keep combustible waste/materials controlled and away from escape routes.
- Protect existing alarms and reinstate/commission them before occupation.

## 10. Building Control action schedule

| Status    | Required action                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| VERIFY    | Measure the vertical distance between Flat 4 entrance storey and upper storey; confirm the 7.5 m Approach 4 criterion. |
| VERIFY    | Confirm existing compartment wall/floor resistance and protected-stair enclosure construction.                         |
| VERIFY    | Confirm Flat 4 entrance doorset certification, smoke control and self-closing operation.                               |
| DESIGN    | Issue final fire-door schedule and references on construction drawings.                                                |
| DESIGN    | Issue BS 5839-6 alarm layout/electrical specification.                                                                 |
| DESIGN    | Issue fire-stopping, ventilation and cavity-barrier details.                                                           |
| INTERFACE | Confirm common escape route, stair protection and common smoke-control provisions remain compliant.                    |
| HANDOVER  | Provide Regulation 38 / fire-safety information where applicable.                                                      |

*VERIFY and INTERFACE items are not demonstrated by the supplied single drawing and should not be treated as approved by this report.*

## 13. Limitations and conclusion

This design-stage report does not verify hidden construction, doorset condition, actual storey heights, fire-stopping, common smoke control or the wider building fire strategy. Those matters require competent inspection and coordination.

**Conclusion:** Subject to the stated verification items, the Flat 4 proposal can be developed on an ADB multi-storey-flat protected-stair basis. The key Building Control requirements are the protected stair/hall, enhanced domestic detection, appropriate fire doors, maintained compartmentation, tested fire stopping and confirmation that the common escape route remains compliant.

## References

HM Government, Approved Document B, Volume 1: Dwellings, 2019 edition incorporating applicable amendments; Building Regulations 2010; BS 5839-6; BS EN 14604; BS 5446-2; BS 5266-1 where applicable.