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Project Address:
77C Alexandra park Rd,
Haringey
London
N10 2DG

FIRE SAFETY STATEMENT

POLICY D12 PLANNING IMPLEMENTATION

This document has been prepared by Extension Architecture of the client at 77C Alexandra Park Rd, London N10 2DG in support of a Householder Planning Application in the Conservation Area.

Description of Works:

The proposal includes the addition of Rear Dormer with internal reconfiguration to the existing roof at 77C Alexandra park Rd, N10 2DG.

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Summary of Functional Requirements for Part B of Building Regulations for 77C Alexandra park Rd – London Borough of Haringey

The table below is a list of fire safety objectives and performance requirements for the development of **77C Alexandra park Rd, N10 2DG**.

	Fire Safety Compliance
Means of Escape	Clear and unobstructed escape route from habitable rooms to the main entrance and external open space.
Compartmentation	N/a
Structural Fire Resistance	Any new structural steelwork to be suitably fire protected in accordance with Approved Document B and Building Control requirements.
Active Heat and Smoke Detection Alarms	Heat detector within the kitchen and smoke alarms within circulation areas.
Emergency Lighting and Signage	N/A
Access and Facilities for Fire Fighting	Existing fire-service access from the street in front of the property to be retained.
Smoke Management Systems	N/A
Passive Fire Prevention Systems	Fire stopping to be provided where required around structural elements and service penetrations.
Automatic Suppression Systems	N/A

Schedule of Materials

The table below is used to identify the main construction elements for the proposal and outlines the passive and active fire safety building control measures that will be followed in order to reduce the risk of fire.

Element	Component
Internal Walls – Type A	Single layer 15mm plasterboard with 100mm timber stud
Internal Walls – Type B	Double plaster boards with 100mm timber stud
External Walls – Type A	Non-combustible block inner and brick outer leaf
Roof – Type B	Fiberglass or similar
Floors – Type A	Fire treated Timber in floor with tile finish on the floor and single layer plaster boards on ceilings
Floors – Type B	Fire treated Timber in floor with laminate finish on the floor and single layer plaster boards on ceilings
Doors	Fire treated Timber door with 30 min resistance
Windows	Fire treated Timber window with 30 min resistance
Stairs	N/A
Steels	All steels to be encased in fire rated plasterboards 15mm gypsum board Gyro FireLine 30 min or Similar resistance.
Heat Detector/Alarm	Eil44RC Heat Alarm 140RC Series Type Thermistor 58 degrees (or similar).
Smoke Detector/Alarm	I3 Photoelectric Smoke Detector System Sensor Type (Model 2W-B, 4W-B) with thermal sensor rated 57.2 degrees C (or similar).

FIRE SAFETY OBJECTIVES

The proposed development has been designed to:

- Minimise the risk of fire and its spread.
- Ensure safe means of escape for occupants.
- Maintain suitable access for emergency services.
- Incorporate appropriate fire detection and fire protection measures.

Means of Escape

- Clear and unobstructed escape routes will be maintained from habitable rooms to a place of safety.
- Escape routes will comply with Approved Document B of the Building Regulations.
- Fire-rated doors will be provided where required.
- The existing main entrance will remain the primary means of escape.

Emergency Evacuation Strategy

- Occupants will evacuate directly to external open space in the event of fire.
- Smoke and heat detection will provide appropriate early warning.
- No specialist evacuation strategy is required for this single residential dwelling.

Conclusion

The proposed **rear dormer to the existing roof at 77C Alexandra Park Rd** has been designed with consideration of the relevant requirements of **Part B of the Building Regulations, Approved Document B and Policy D12(A) of the London Plan 2021**.

The proposal maintains appropriate means of escape, fire detection, structural fire protection and access for emergency services.

The development is therefore considered appropriate in fire-safety terms, subject to final Building Regulations approval.