

## Planning Fire Safety Statement

Full Planning Application

**Re:** Conversion and extension of an existing roof space into a semi-mansard roof accommodation with rear dormer, to existing upper floor apartment in terraced property.

**Prepared for:** Isabel Hernandez Halton

**Site Address:** 106B Gaisford Street, London, NW5 2EH.

**Date:** May 2023

Agent: William Tozer Associates Ltd.

Author: Thomas Shelswell (RIBA) for and on behalf of William Tozer Associates Ltd.

Local Planning Authority: Camden Council

### 1.0 Introduction

1.1 The proposed works are to a four-storey Victorian terrace on a residential street in Kentish Town, London NW5. The application site consists of the upper floor apartment, on the first and second floors of the property. Existing access is via the upper ground floor entrance, and includes a bathroom to the rear closet wing on the half-level between the upper ground and first floor. A separate apartment occupies the ground and lower ground floors, with separate access via the front light well and at-grade access to the garden at the rear.

1.2 The proposed development includes the conversion of the existing butterfly roof form to create a semi-mansard with dormer roof extension to the rear of the property. This will add a third level of accommodation to the apartment, creating a four-storey property from ground level (five-storeys included the lower-ground, garden level of the separate lower apartment).

1.3 Consultations on issues relating to fire safety will take place as part of the Building Control approval process, to be reviewed at submission of Full Plans / Building Control application to Approved Inspectors.

### 2.0 Site Information

2.1 Refer to A/01/100– for site plan and location information (see below)

2.2 The property is a residential dwelling house (use class C3, existing), an upper-floor apartment occupying the first and second floors of the mid-terrace property including half-level closet wing to the rear. Access is via steps up to the raise ground floor main entrance door from the street. A second, separate apartment occupies the lower and raise ground floor levels, access via the light well to the front elevation.

### 3.0 Building Information

3.1 Fire safety approach as required by Approved Document B Vol. 1 (existing dwelling)

3.2 The balcony to the proposed roof terrace will be class A2- s1, d0 or better, as a frameless glazed structure with steel base connections.

3.3 External wall systems: Class A2-s1,d0 for new external wall construction to be complied with. Existing

construction is solid masonry walls with timber rafter and tile roofing. New construction (dormer extension) - timber construction finished with lead cladding to match existing (external) and plasterboard linings (internal). Flat roof will be constructed with timber joists and EPDM / rubber single membrane finish, plasterboard lining to underside for insulation and integrity of structure. Solid masonry construction will separate adjoining properties (party walls), and fire-rated breathable membrane used to new timber-framed external roof construction.

**3.4**      Appropriate finishing of ceilings, walls and other internal structures will be provided to inhibit the spread of fire within the building, adequately resisting the spread of flame over their surfaces and, if ignited, provide a rate of heat release / fire growth which is reasonable in the circumstances. Plasterboard linings (unless otherwise stated) to provide required insulation and integrity separation and resistance to spread, to be approved by Building Control officer.

**3.5**      Glazing will be fire-rated where necessary to ensure the threshold of 5.6sqm unprotected glazing 1 metre from the boundary is not exceeded.

#### **4.0 Resident Safety Information**

**4.1**      Approach to evacuation: Single Dwellinghouse with protected staircase to ground floor, allowing simultaneous evacuation from habitable rooms to staircase and front door for egress on to street. FD30 fire door protection all habitable rooms to protected stairway. Floors under 4.5m in height from ground level will allow fire egress via windows to ground below for additional emergency egress routes (existing building – configuration to be unaltered). Refer to Fig. 02 floor plans below. New storey of accommodation in extended roof space will require secondary means of escape OR other mitigating approach. Proposal is to install a full residential mist fire suppressant system to all habitable and at-risk rooms (including utility spaces) with early-warning smoke detection in conjunction with min. FD30 rating enclosure of staircase; proposals to be approved by Building Control.

**4.2**      As above, full residential mist fire suppression system to BS8458 (Mist Systems) as an alternative to BS9251 for sprinkler systems.

**4.3**      Inter-connected mains-powered smoke detectors to circulation spaces and egress routes and heat detector to kitchen with battery back-up. The smoke and heat alarms will be mains-operated and conform to BS EN 14604: 2005, Smoke alarm devices or BS 5446-2:2003, Fire detection and fire alarm devices for dwellinghouses, Part 2 Specification for heat alarms, respectively.

#### **5.0 Emergency and Fire Service access and water supply**

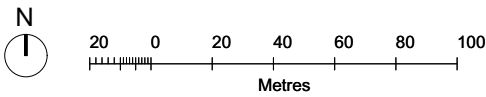
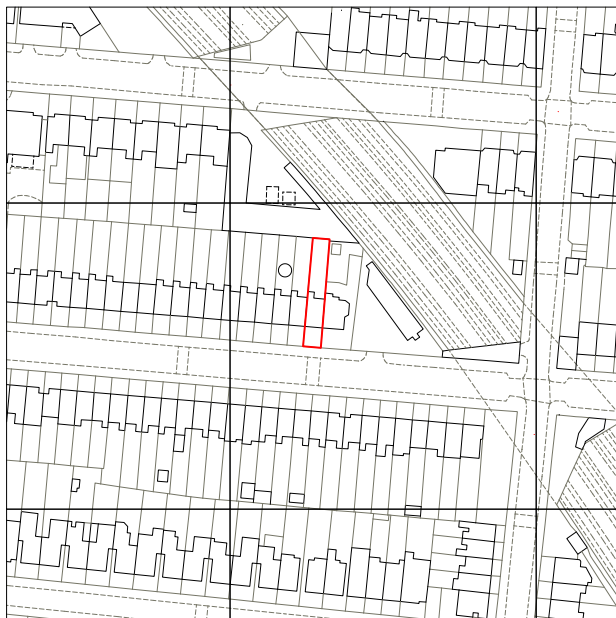
**5.1**      Fire Service Emergency road vehicle access is to the south from Gaisford Street. Fire hydrant is located to the pavement immediately outside No. 106B.

**5.2**      Evacuation point for site construction workers, and occupants, is to the South, to Gaisford Street (pavement to southern side of street).

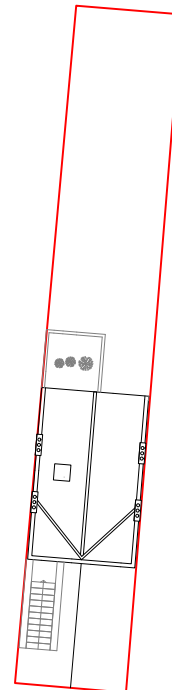
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Statement completed by Thomas Shelswell for and on behalf of William Tozer Associates  
23rd May 2023

RIBA chartered practice NZIA practice  
UK | EU AU | NZ USA  
42-44 New House 67-68 Hatton Garden London EC1N 8JY  
+44 (0)20 7404 0675  
enquiries@williamtozerassociates.com williamtozerassociates.com

Fig. 01: site and location plan



LOCATION PLAN 1:1250@A3



SITE PLAN 1:200@A3

<b>WILLIAM TOZER</b> a s s o c i a t e s	
<small>RIBA chartered practice NZIA practice UK   EU AU   NZ USA 42-44 New House 67-68 Hatton Garden London EC1N 8JY +44 (0)20 7404 0675 enquiries@williamtozerassociates.com www.williamtozerassociates.com</small>	
<p>A. stage 3 development design checked for information client 23.05.23</p> <p>stage 5B1 survey checked for information client 08.04.23</p> <p>Rev Date</p>	
<p><b>DRAWING INFORMATION</b> based only for purpose indicated</p> <p>This drawing to be read in conjunction with all consultants information.</p> <p>All dimensions to be checked on site. Do not scale, except for planning purposes.</p> <p>This drawing is protected by copyright.</p>	
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<p>DRAWING TITLE <b>OS Map and Site Plan</b> existing</p>	
<p>SCALE varies</p>	
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Fig. 02: fire egress routes

**WILLIAM TOZER**  
a s s o c i a t e s

RIBA chartered practice NZIA practice  
UK | EU AU | NZ USA  
42-44 New House 67-68 Hatton Garden London EC1N 8JY  
+44 (0)20 7404 0675  
enquiries@williamtozerassociates.com  
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