

49 Minster Road NW2 3SH

Fire Safety Strategy

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1. INTRODUCTION

This document has been written to support the Planning Application for proposed works to 49 Minster Road, NW2 3SH.

The primary objective of this statement is to provide high level advice at this early stage on how an acceptable level of life safety may be achieved commensurate with the Functional Requirements of the Building Regulations 2010 for means of egress (B1), internal fire spread structure (B3), external fire spread (B4) and firefighting access (B5) only.

This fire strategy statement is preliminary outlining key considerations at RIBA Stage 2 as required for planning application purposes and follows

The proposed works involve:

- Demolition of the existing rear ground floor outrigger and conservatory and construction of a high spec ground floor rear extension.
- Loft conversion with the addition of dormer windows to the side and rear of the property.
- Internal refurbishment and change in layout, retaining the same number of flat.

2. LEGISLATION

The Building Regulations 2010 is the Statutory Instrument which seeks to ensure that the policies set out in the Act are implemented. The Functional Requirements of the Building Regulations 2010 may be met in one of two ways;

compliance with an accepted design guidance (i.e. British Standards or Approved Documents),

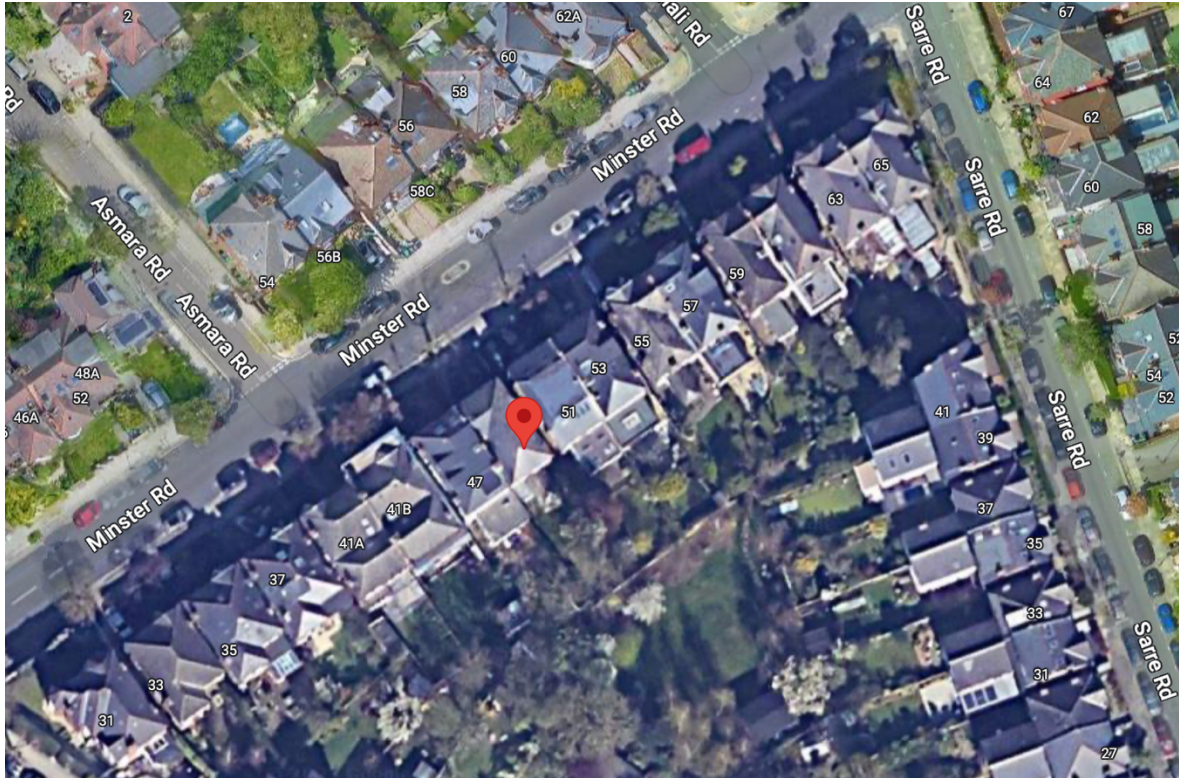
or through a fire engineered approach.

In this instance the primary design guidance used has been BS 9991 (residential).

3. SITE AND SURROUNDINGS

No. 49 Minster Road is a two-storey semi-detach property comprising four flats and it creates a pair with no. 47.

The building is not listed and it is not located within a Conservation Area.



No. 49 Minster Road.

4. MEANS OF EGRESS

The primary means of egress will be provided via a new stairwell which runs from top to bottom (to replace the existing one located on the opposite side of the house).

The proposed works include a change in layout, with the replacement of the internal common staircase; the new staircase will allow access to the upper floor flats and together with the common hallway will be part of the primary means of egress.

5. ACTIVE FIRE SAFETY SYSTEMS

Sections A 2 of the Planning Policy D12 requires that appropriate active fire safety systems are in place to reduce the risk to life.

Fire Alarm and Detection Systems

All floors to have BS 5839-6 Grade D1 Category LD1 fire detection and alarm system fitted in accordance with BS 5839.

6. PASSIVE FIRE SAFETY SYSTEMS

Section A 2) of the Planning Policy D12 requires all buildings are designed to reduce the risk to life safety including appropriate passive fire safety systems. The following sections detail the passive systems which will be in place to achieve this:

1. All new internal linings and ceilings will be formed from materials with limited combustibility, predominantly comprising of gypsum-based plasterboard products over metal stud walls.
2. All new elements of structure for both blocks shall achieve no less than 60/-/- fire resistance.
3. All new external walls are required to be a compartment wall achieving a minimum fire resistance of 60/60/60.
4. All new internal floors above ground are required to be compartment floors achieving a minimum fire resistance of 60/60/60.

7. EXTERNAL FIRE SPREAD

Section A 3) of the Planning Policy D12 requires that the buildings are constructed in a way to minimise the risk of fire spread. The following sections detail how this is to be achieved.

Fire Spread between Buildings / Boundaries

The following measures should be undertaken:

All external walls on the boundary or within 2m of the boundary will require 60min fire resistance.

All insulation used will be the non-combustible mineral wool-based product. Cavity barriers will be installed around all openings and spaces out throughout the façade.

8. ACCESS AND FACILITIES FOR THE FIRE SERVICE

Planning Policy D12 requires that suitable outside space and access routes are provided for the fire service. This is demonstrated as being achieved as follows:

The development is provided with vehicle access Minster Road.

9. FIRE SAFETY MANAGEMENT

The ongoing maintenance of the building shall fall under the control of the Regulatory Reform (Fire Safety) Order 2005 and JSP 426. So as to allow for any future fire safety management to be co-ordinated with design of the building this section is provided to identify:

The minimal standard of Fire Safety Management upon which this Fire Strategy has been developed.

And,

Specific Fire Safety Management requirements which are made as part of the Fire Strategy which must be adopted as part of the Fire Safety Management Plan to maintain the building in a condition consistent with the Fire Strategy.

Management Level

This fire strategy has been developed on the basis that the Fire Safety Management of the building will achieve at least the standard required to comply with the Regulatory Reform (Fire Safety) Order 2005.

Fire Assembly Point

A suitable fire assembly point should be agreed and included as part of the Fire Safety Management Plan for the building.

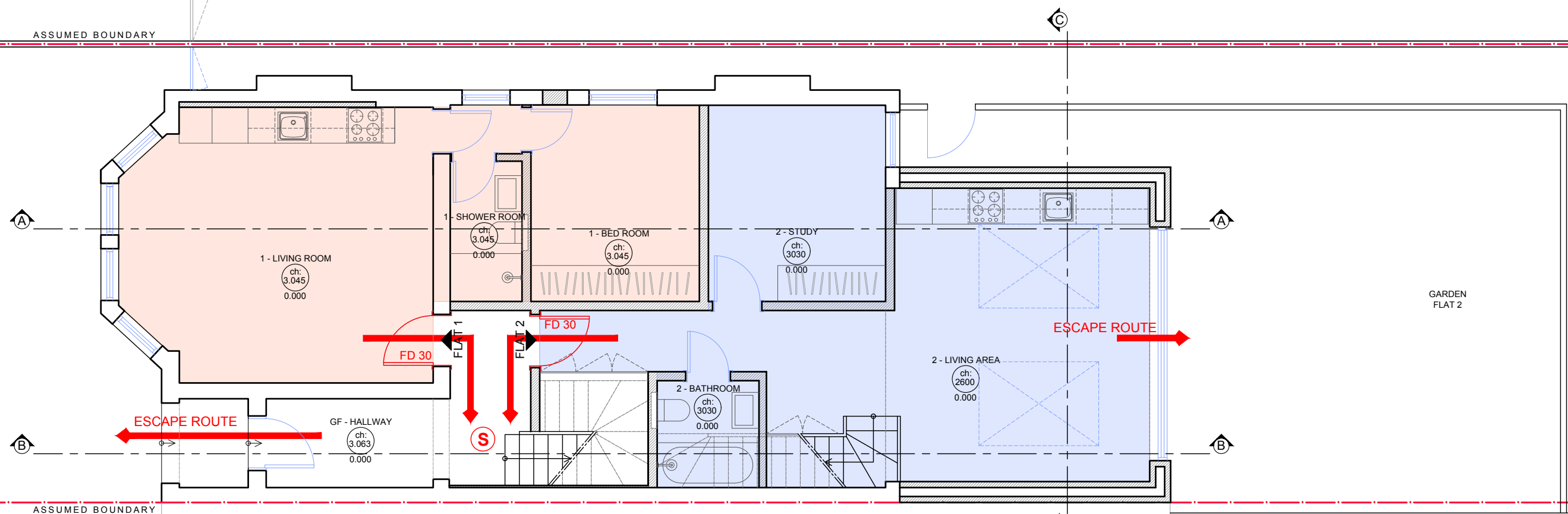
FLATS LEGEND	
FLAT 1	STUDIO FLAT - 37sqm. Ground floor
FLAT 2	2 BED FLAT - 65.5sqm. Duplex ground-first floor
FLAT 3	STUDIO FLAT - 37sqm. First floor
FLAT 4	STUDIO FLAT - 45sqm. Duplex first-second floor

← ESCAPE ROUTE

(S) Enhanced Warning System. Grade D Category LD1 system

51 MINSTER ROAD
49 MINSTER ROAD
47 MINSTER ROAD

ASSUMED BOUNDARY





LEGEND	
	PROPOSED WALLS
	PROPOSED DOORS AND WINDOWS



00 Location & site plan	01 Existing	02 Proposed	FS Fire Strategy	<p>General Notes:</p> <ul style="list-style-type: none"> · Do not scale off these drawings, check dimensions on site and advise any discrepancies before commencing work. · The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction. · Information to be read in conjunction with structural Engineer and Mep Engineer package information. · Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the Designer for instruction before proceeding. 	Project: 49 Minster Road London, NW2 3SH
Drawing: 49MR - 02 - 01	Title: Proposed GF Plan Fire Strategy	Scale: 1:75 @A3	Date: 29/06/2023	Revision:	

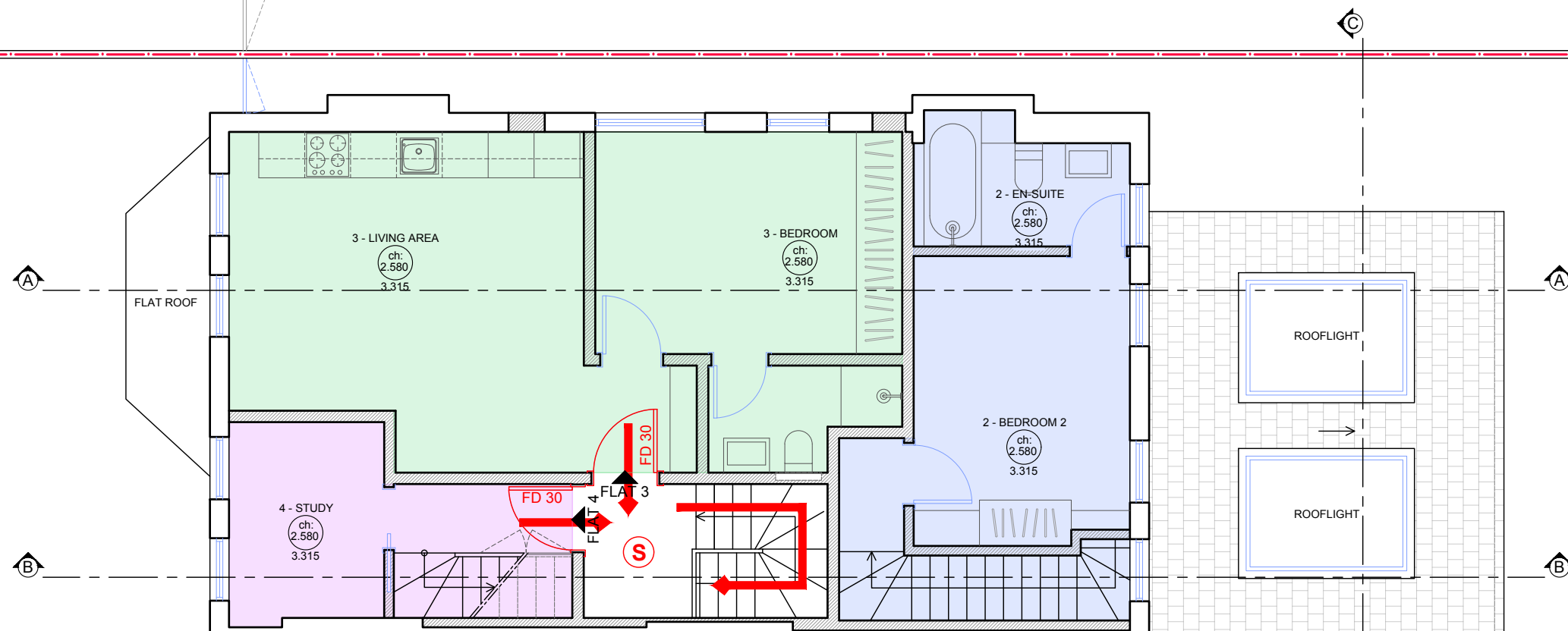
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 Grade D Category LD1 system

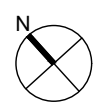
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01 Existing

02 Proposed

FS Fire Strategy

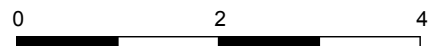
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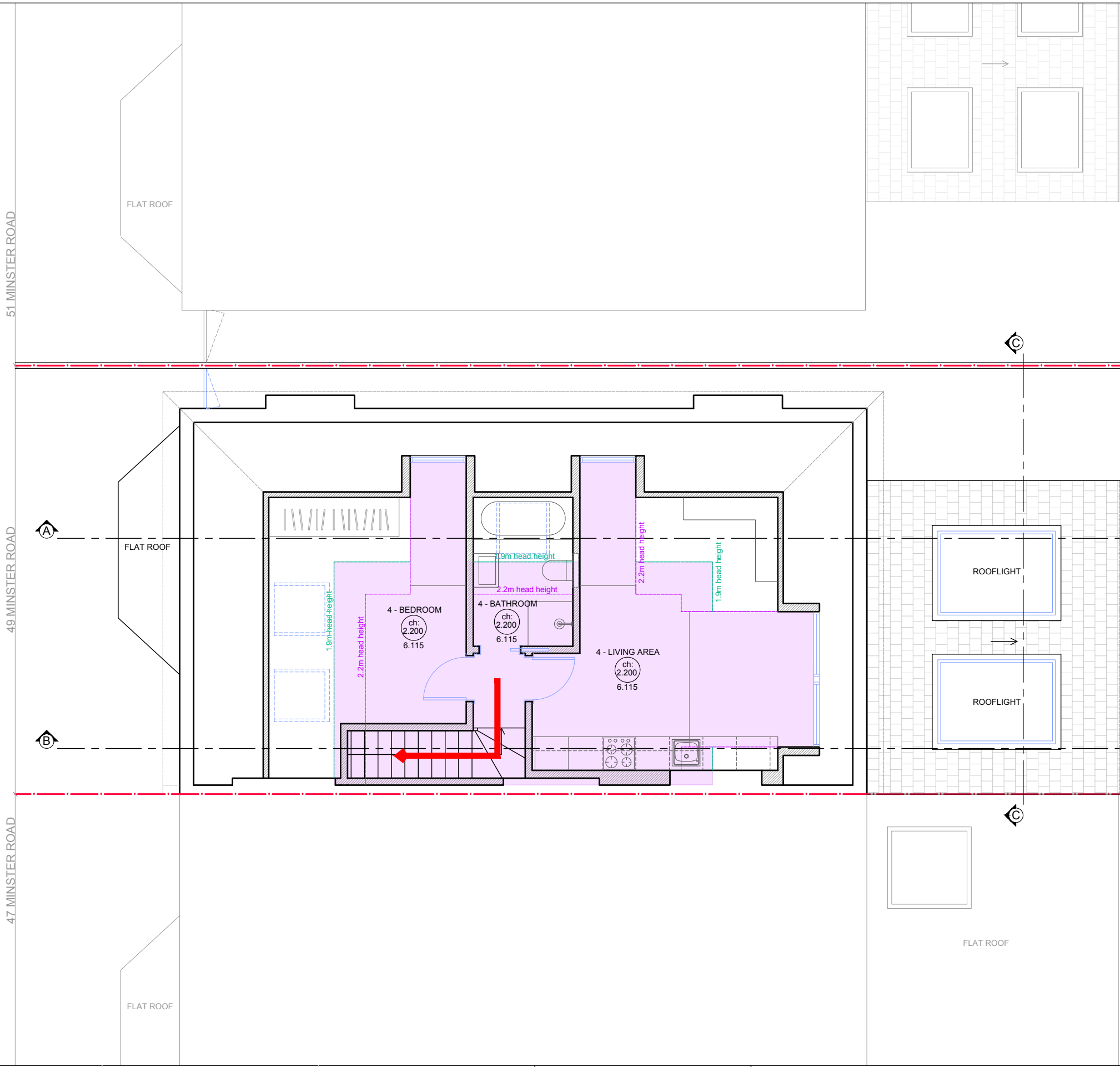
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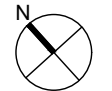
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