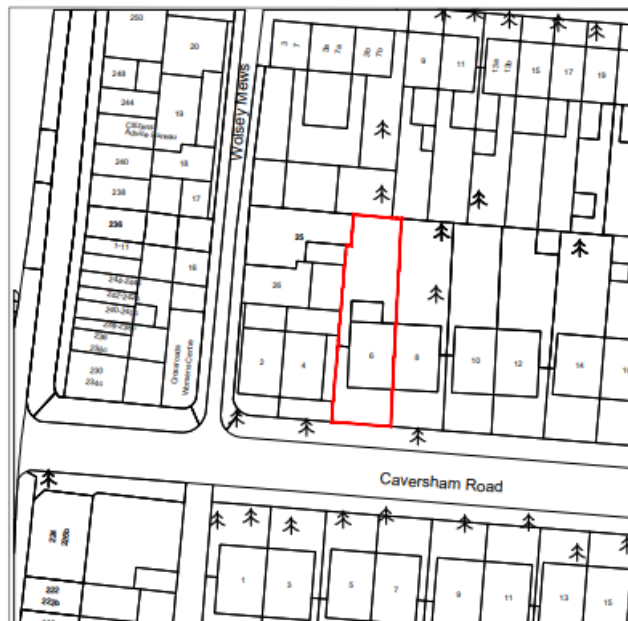




UK Fire Safety Management Ltd
Safety Is No Accident!

Fire Strategy Report



Property address ; - Flat D, 6 Caversham Road, London, NW5 2DU

Date of consultation ; - 11th September 2023

Client ; - I want nuspace

<p>This assessment was carried out by:</p> <p>Neil Richardson MIFSM & GFireE IFSM Registered Fire Risk Assessor No: C0227 Fire Safety Surveyor</p>	<p>The building was assessed on the 11th September 2023 via a copy of the proposed plans.</p> <p>The drawing numbers are 101P, 102P, 103P, 104P, 105P, 106P, 107P and 108P.</p> <p>The fire safety standards are taken from BS9991-2015 & Approved Document B.</p>
<p>Description</p>	<p>6 Caversham Road is a three storey terraced building currently converted into two separate flats. This Fire Strategy Report covers 6 Caversham Road's 1st floor flat known as Flat D which occupies the 2nd floor with plans to add a 3rd floor loft conversion. The ground and 1st floors are not assessed and is not taken into consideration in the report.</p> <p>The proposed plans are for a third floor loft conversion.</p> <p>Means of escape from the proposed loft conversion is via a protected route to ground floor.</p>

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

Description continued	<p>Means of escape on the ground floor is via the front door to the street.</p> <p>Note: Whilst this report covers the internal fire safety of the 1st floor flat, the common areas are not discussed. A fire risk assessment for the common areas of the building should be carried out if one is not already in place.</p> <p>The current proposed layout is not acceptable under Building Regulations. The proposed plans are attached at the end of this report.</p>
The assessment relates to -	<p>The fire safety requirements required for a 3rd floor proposed loft conversion.</p> <p>The building was assessed using the plans listed above.</p>
The fire strategy for the premises are -	<p>Full evacuation of the building in the event of a fire alarm and phone 999 from outside of the building.</p> <p>The fire strategy is "Early warning leading to full evacuation" of the property.</p>
Relevant documentation	BS9991:2015 & Approved Document B.
Suggested solution	<p>Approved Document B Page 13 states;</p> <p>Buildings with two or more storeys more than 4.5 metres above ground level should</p> <ol style="list-style-type: none"> a. Provide an alternative escape route from each storey more than 7.5m above ground level. At the first storey above 7.5m, the protected stairway should be separated from the lower storeys by fire resisting construction (minimum REI 30) if the alternative escape route is accessed via either of the following. <ol style="list-style-type: none"> i. The protected stairway to an upper storey. ii. A landing within the protected stairway enclosure to an alternative escape route on the same storey. The protected stairway at or about 7.5m above ground level should be separated from the lower storeys or levels by fire resisting construction. b. Provide a sprinkler system throughout, designed and installed in accordance with BS 9251. <p>At the time of the assessment the building was assessed using the plans listed above.</p>

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

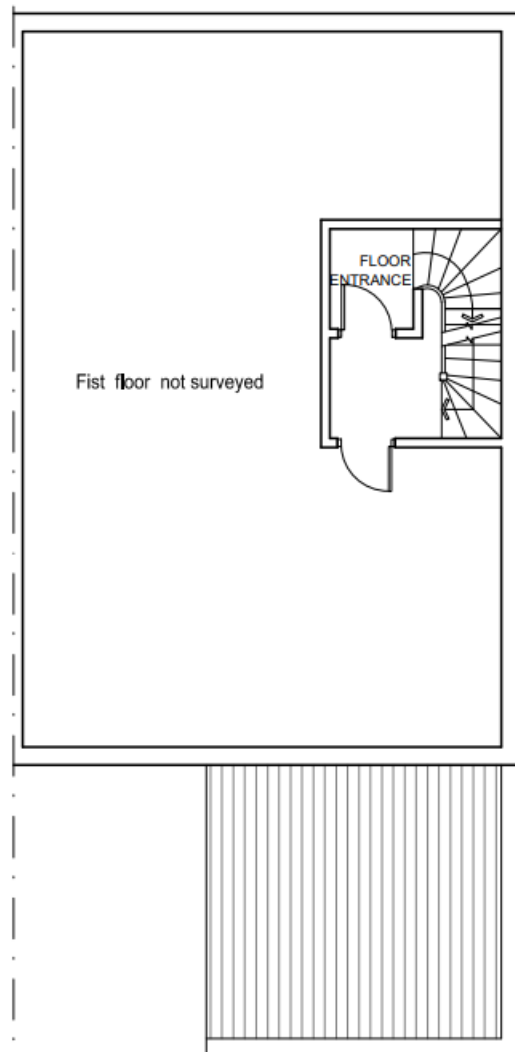
Escape Routes	<p>The whole escape route from the loft conversion down to the ground floor should be a 30 minute protected route. This means that all risk rooms off of the escape route should be fitted with FD30 doors. This does not include any general use cupboards. The wall linings of the protected route must also be of 30 minutes fire resistance.</p> <p>Note: If a cupboard or W/C has a boiler in it, this will be considered a risk room and will need a FD30 door.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Separation	<p>For the protected route FD30 doors are required to be fitted to all risk rooms off of the escape route on all three floors. This means a 30 minute fire door but without the need for intumescent strips, cold smoke seals or a self closer.</p> <p>These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 – Hinges, BS EN 1906 and BS EN 12209 – Door handles and locks.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Detection and Alarm System	<p>The protected escape route must be fitted with a mains operated battery backup fire alarm that meets the following standard: "BS 5839 (Part 6) 2019 Grade D1 or D2: LD3.</p> <p>Smoke detectors will be located throughout the escape route. A heat detector will be located in the kitchen. These will be interlinked to alert the occupants of the house.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Lighting of Escape Routes	<p>There is no requirement for an internal emergency lighting system.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Fighting Equipment	<p>There is no requirement for any fire fighting equipment however it is recommended that the flat has a fire blanket located in the kitchen.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Safety Signs	<p>There is no requirement for any fire safety signs.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

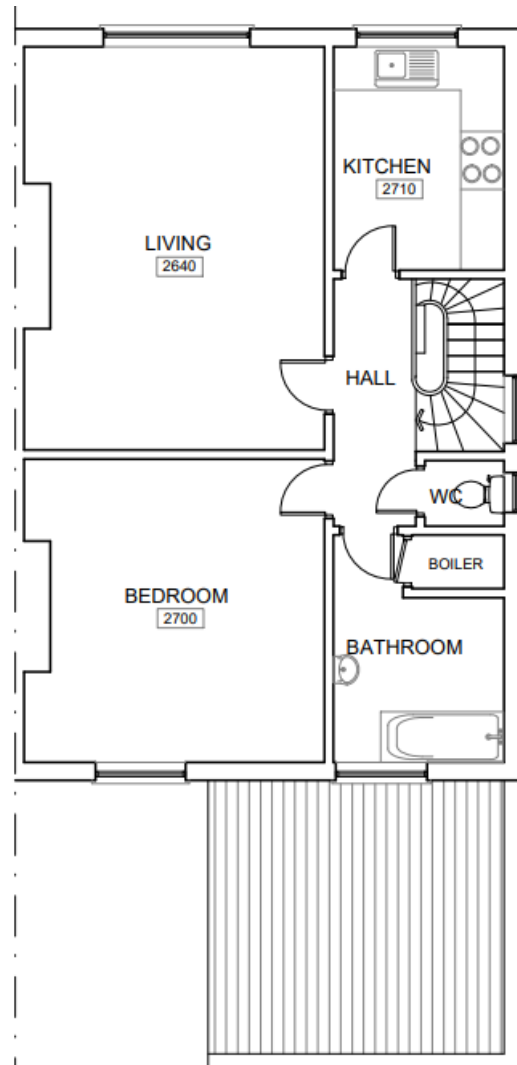
Surface finishes & floor coverings	<p>It is advised that combustible surface finishes should not be permitted within the escape route and should, as far as is practicable, also be avoided in other locations".</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Management and maintenance of fire safety.	<p>Any fire safety equipment installed or provided must be tested and serviced in accordance with the appropriate British Standards.</p>
Walls and surface finishes.	<p>Any walls must be made good after the works. Holes and gaps must be fire stopped to a 30-minute standard complying with BS 476.</p>
Compliance with Building Regulations 2010.	<p>It must be ensured that whatever works are carried out are first discussed and agreed with local council Building Control Officers or an Approved Building Control Officer.</p> <p>Their agreement must be sought in writing before the final fire safety measures are put in place.</p>

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

Existing First and Second Floor Plan



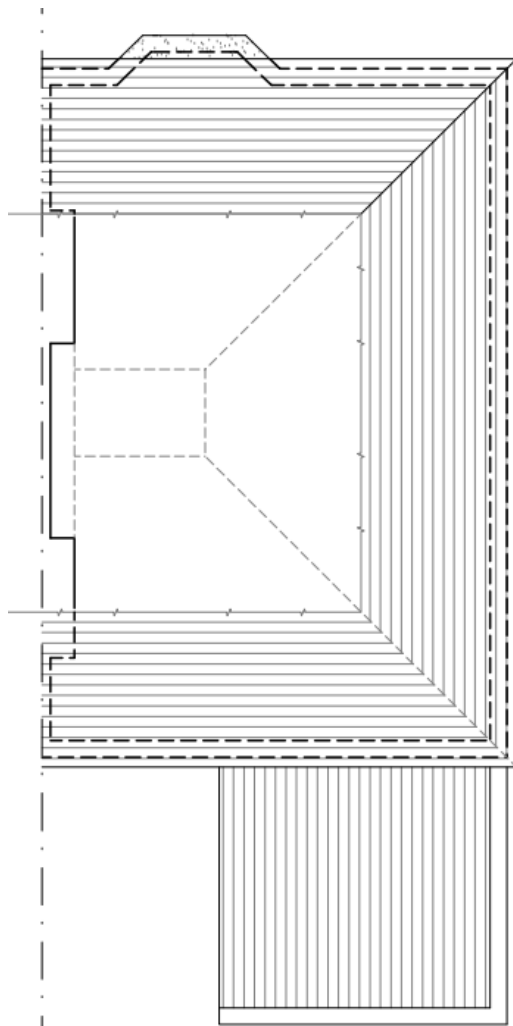
First Floor Plan



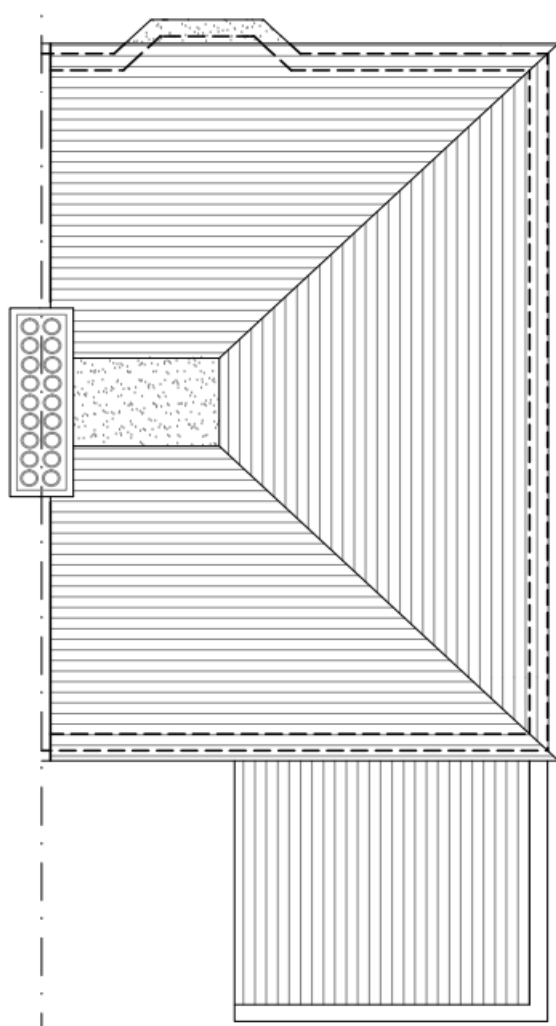
Second Floor Plan

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

Existing Loft and Roof Plan



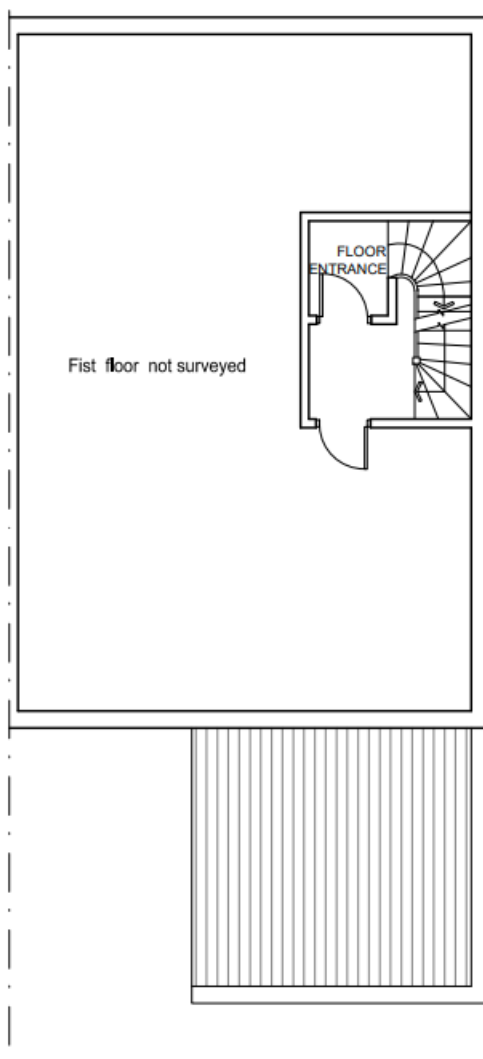
Loft Floor Plan



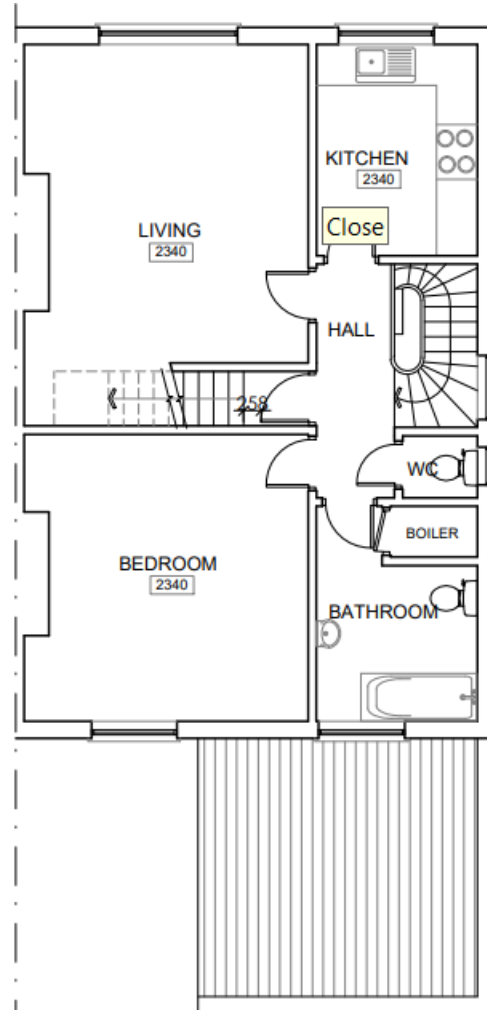
Roof Plan

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

Proposed First and Second Floor Plan



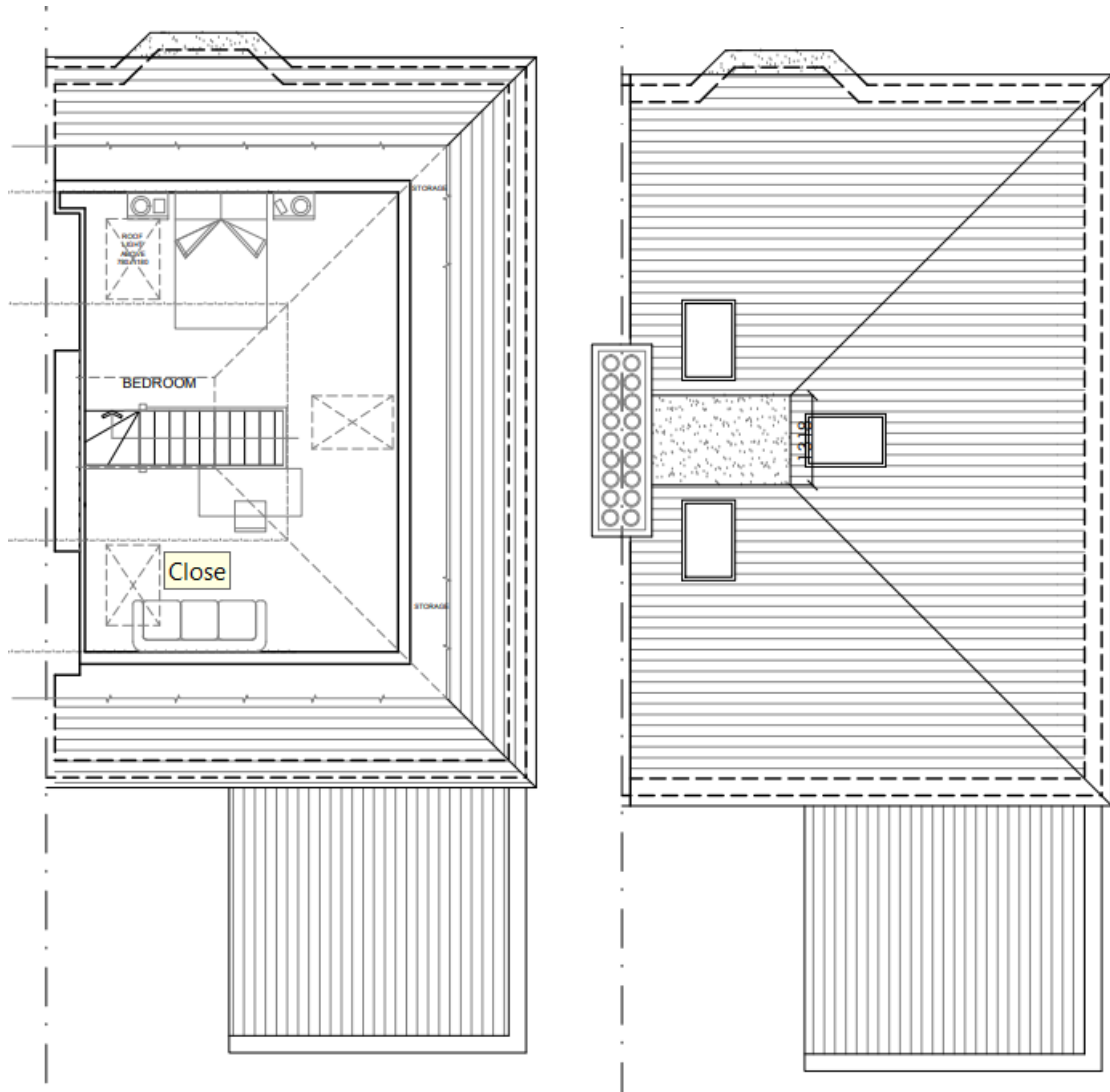
First Floor Plan



Second Floor Plan

Fire Strategy Report for Flat D, 6 Caversham Road, London, NW5 2DU cont:

Proposed Loft and Roof Plan





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Institute of Fire Safety Managers Registered Fire Risk Assessor Number
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