

11th October 2023

13 & 15 BONNY STREET, LONDON, NW1 9PE

THE FIRE SAFETY STRATEGY WAS PREPARED BY PRIME CONSTRUCTION CONSULTANTS LTD, SUITE 44 MAIDSTONE INNOVATION CENTRE, GIDDS POND WAY, MAIDSTONE, ME14 5FY. THE AUTHOR, RICHARD CAINE C.BUILD E MCABE, IS A CHARTERED BUILDING ENGINEER WITH 30 YEARS OF EXPERIENCE IN THE CONSTRUCTION SECTOR.

INTRODUCTION

THE PROPERTIES, NO. 13 & 15 ARE A GRADE 2 LISTED BUILDING OVER TWO STOREYS HOUSED WITHIN THE WIDER TRAIN STATION BUILDING.

THE OBJECTIVE OF THIS STATEMENT IS TO PROVIDE ADVICE ON HOW AN ACCEPTABLE LEVEL OF LIFE SAFETY MAY BE ACHIEVED IN ACCORDANCE WITH GUIDANCE IN APPROVED DOCUMENT B AND THE FUNCTIONAL REQUIREMENTS OF THE BUILDING REGULATIONS 2010 (AS AMENDED) AND THE LONDON PLAN GUIDANCE POLICY.

CRITERIA 1 – SPACE PROVISIONS FOR FIRE APPLIANCES AND ASSEMBLY POINTS

THE DWELLINGHOUSE HAS FIRE SERVICE ACCESS FROM THE EXISTING PUBLIC HIGHWAY – BONNY STREET. THE EXTENT OF FIRE SERVICE ACCESS IS SUFFICIENT FOR A HOUSE OF THIS SIZE, WITH ACCESS TO ALL LOCATIONS IN THE DWELLING BEING WITHIN 45 METRES OF THE HARD-STANDING – AS MEASURED ALONG THE LINE OF A LAID HOSE.

FURTHER EVACUATION ONTO THE GERALDINE ROAD PUBLIC PAVEMENT IS ALSO AVAILABLE.

CRITERIA 2 – PASSIVE AND ACTIVE SAFETY MEASURES

THE DWELLINGHOUSE SHALL BE FITTED WITH AN AUTOMATIC FIRE DETECTION AND ALARM TO BS 5839: PART 6:2019 + A1:2020. THE LOCATIONS OF THE SMOKE, HEAT AND CARBON MONOXIDE DETECTORS WILL BE CHECKED BY AN APPROVED BUILDING CONTROL INSPECTOR TO ENSURE THEY COMPLY WITH THE CURRENT BUILDING REGULATIONS.

THE STAIRWAY WILL BE ENCLOSED AT ALL LEVELS IN 30 MINUTES FIRE RESISTING CONSTRUCTION TO PROTECT THE ESCAPE ROUTES AND WILL INCLUDE FD30 FIRE RESISTING DOOR SETS.

FIRST FLOOR WINDOWS WILL BE MEANS OF ESCAPE.

ALL ELECTRICAL WIRING SHALL MEET CURRENT IET NATIONAL WIRING REGULATIONS (BS 7671)

CRITERIA 3 – INFORMATION AND DATA ON CONSTRUCTION PRODUCTS AND MATERIALS

THE MATERIALS OF CONSTRUCTION WITHIN THE PROPOSED BUILDING GENERALLY COMPRISE CONCRETE, STEELWORK, MASONRY AND TIMBER ENCASED WITH GYPSUM PLASTER. THE BUILDING SHALL BE DESIGNED TO RETAIN ITS STABILITY IN THE EVENT OF A FIRE FOR A REASONABLE PERIOD. THIS SHALL BE ENSURED DURING DETAILED DESIGN THROUGH -

- PROVISION OF ELEMENTS OF STRUCTURE (BEAMS, COLUMNS AND FLOOR SLABS) HAVING A MINIMAL FIRE RESISTANCE RATINGS OF 30 MINUTES
- ENCLOSURE OF THE INTERNAL PROTECTED STAIR WITH 30 MINUTES FIRE RATING CONSTRUCTION, ACCESSED VIA FD30 DOORS
- ALL ELEMENTS OF STRUCTURE THAT ARE PENETRATED BY SERVICE PIPES, DUCTS OR CABLES ARE TO RECEIVE THE APPROPRIATE FIRE SEAL / BARRIER TO MAINTAIN REQUIRED COMPARTMENTATION
- ALL COMPARTMENT WALLS AND FLOORS TO ACHIEVE 60 MINUTES FIRE RESISTANCE.

ALL WORKS AND MATERIALS WILL BE INSPECTED BY AN APPROVED BUILDING CONTROL INSPECTOR TO ENSURE THEY COMPLY WITH THE CURRENT BUILDING REGULATIONS

CRITERIA 4 – INFORMATION ON MEANS OF ESCAPE AND EVACUATION STRATEGY

THE FIRE SAFETY DESIGN SHALL DELIVER COMPLIANCE WITH PART B1 OF THE BUILDING REGULATIONS BY FULL ADOPTION OF ALL RELEVANT GUIDANCE CONTAINED IN APPROVED DOCUMENT B VOLUME 1, (FIRE SAFETY).

EVACUATION SHALL NOT RELY ON FIRE SERVICE INTERVENTION. THE SOUNDING OF THE AUTOMATIC FIRE DETECTION AND ALARM SYSTEM SHALL PROMPT SINGLE STAGE EVACUATION OF ALL OCCUPIERS.

CRITERIA 6 – INFORMATION ON ACCESS AND EQUIPMENT FOR FIREFIGHTING

A FIRE HYDRANT IS LOCATED DIRECTLY OUTSIDE OF THE BUILDING. IT WAS CONFIRMED IN CRITERIA 1 THAT ALL LOCATIONS WITHIN THE PROPOSED DWELLINGHOUSE ARE WITHIN THE 45 METRE RANGE OF A HOSE LAID FROM A FIRE SERVICE VEHICLE SITED OUTSIDE THE PROPERTY ON BONNY STREET.