

Construction Fire Strategy

63 Netherhall Gardens, London NW3 6RE



Project Details

Client: Adele

Address: 63 Netherhall Gardens, London NW3 6RE

Proposed Works: Demolition of single storey rear extension, internal strip out of existing fixtures, fittings mechanical and electrical installations. New pitched roof rear extension, internal refurbishment throughout.

Principal Contractor: To be advised.

Local Authority: London Borough of Camden

Disclaimer:

This report has been prepared by David Hutchinson Tech IOSH, CMAPS, MIFSM Director of DWH Consulting (Kent) Ltd in accordance with the requirements of the Fire Safety Policy D12 (A), London Plan Guidance, with all reasonable skill, care and diligence, in accordance with the terms, conditions and scope of works agreed with the Client. This report is not a guarantee of the workmanship of others engaged by the Client. This report is specific to the works described in the drawings and supporting documentation submitted for Planning Approval to the relevant Local Authority. DWH Consulting (Kent) Ltd accept no responsibility whatsoever to third parties, to whom this report is given or any part thereof, any parties using this report do so at their own risk.

Contents

1.0	Introduction	4
2.0	Applicable Legislation	4
3.0	Proposed Works and Site	5
4.0	Means of warning and escape	6
5.0	Fire resistance and construction	6
6.0	Access for fire fighting	7
7.0	Google Earth Image 63 Netherhall Gardens	8
8.0	Summary	9

1.0 Introduction

This report is prepared in support of the proposed renovation and extension works. Supported by drawings of the existing building FF23_014-PL_001, FF23_014_PL002, FF23_014_PL003, FF23_014_PL004, FF23_014_PL005, FF23_014_PL006, FF23_014_PL007, FF23_014_PL008, FF23_014_PL009, FF23_014_PL010, FF23_014_PL011, FF23_014_PL012. Proposed drawings FF23_014_PL013, FF23_014_PL014, FF23_014_PL015, FF23_014_PL016, FF23_014_PL017, FF23_014_PL018, FF23_014_PL019, FF23_014_PL020, FF23_014_PL021, FF23_014_PL022, FF23_014_PL023, FF23_014_PL024, FF23_014_PL025, FF23_014_PL026 and FF23_014_PL027.

The site is a semi-detached property, that has been sub-divided to form three flats comprising Flat 1 basement and ground floor, Flat 2 first floor and Flat 3 second floor. This strategy applies to Flat 1, basement, ground floor and proposed single storey extension to the rear. The proposed works, include an extension at ground floor level to the rear elevation to form a new Kitchen / Dining area, with part pitched roof over, the installation of a rooflight into the pitched roof and covering with new metal standing seam roof. Refurbished basement and ground floor.

2.0 Applicable Legislation

The Building Regulations Approved Document B Volume 1

Construction (Design & Management) Regulations 2015

Policy D12 of the London Plan, requiring that development proposals achieve the highest standards of fire safety.

3.0 Proposed Works and Site

A single storey extension, of timber framed system and facing brickwork external skin, with double pitched roof with metal standing seam cladding. To the Rear Elevation new windows and door are proposed. An existing single storey lean to extension is to be refurbished with new tiles and rooflight.

Demolition and removal of existing fixtures and fittings. Existing masonry walls retained. New fire rated ceilings throughout to between ground and first floor.



Location plan with site boundary indicated in red, adjacent properties are located against the site boundary.

External wall construction will provide a minimum 60 minutes fire resistance, when complete.

Fire safety during construction to be included in the Principal Contractors Construction Phase Plan.

SCALE 1:1250
0 20 40m

4.0 Means of warning and escape

During construction the Principal Contractor will install radio frequency battery operated smoke detectors, too each room on the ground floor, repeater sounder units are to be provided to Flats 2 & 3 so that any fire during construction will provide early warning to the residents above.

Mains operated smoke alarms are to be wired and interconnected, with a back up battery power supply, upon handover to the Clients.

Contractor access and egress will be via the front entrance door.

Escape from the first and second floor will be as existing, no additional works or alterations proposed.

5.0 Fire resistance and construction

The single storey extension is approximately 1 metre from the existing boundary with neighbouring properties, the walls are to be constructed using a prefabricated timber system, the panels and timber are to be pre-treated in accordance with BS EN 1365-1, with non-combustible cladding externally, to prevent the spread of fire to the adjacent property. The pitched roof to be clad internally to provide minimum 30 minutes fire resistance. Junctions at external wall abutments to be fire stopped.

Internal ceilings are to be removed and replaced with two layers 15mm fire resistant plasterboard in accordance with manufacturers details to provide minimum 60 minutes fire resistance. During construction only one room may have the ceiling removed and replaced at any one time.

During construction Hot Works will be limited to brazing and soldering copper pipe; to the LPHW heating system, works undertaken under a 'Hot Works Permit' with local extinguisher and fire watch by Site Management a minimum of three times in one hour after work completed and prior to closing site, as required by The Joint Code of Practice Tenth Edition, January 2023.

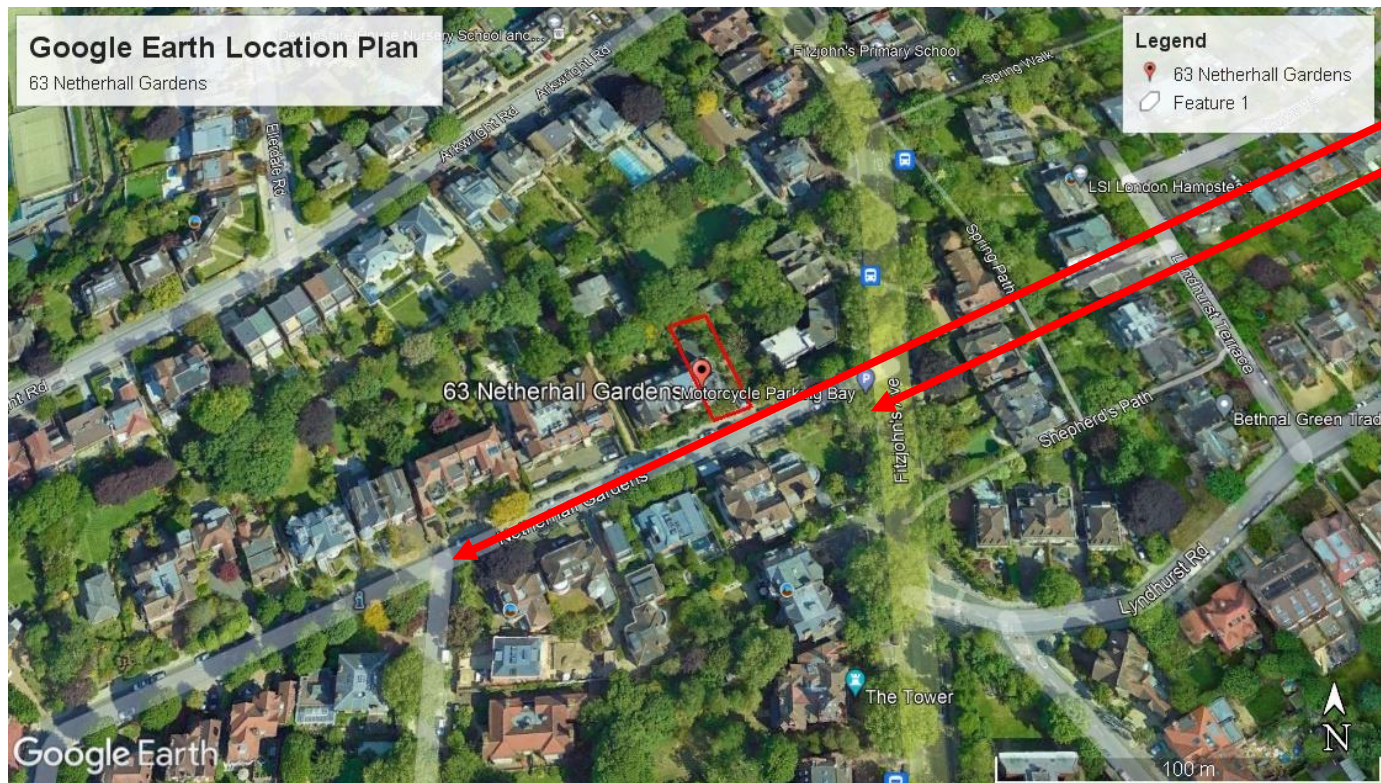
6.0 Access for fire fighting

The site is on the North-West side of Netherhall Gardens, approximately 40 metres from the junction with Fitzjohn's Avenue (B511) accessible by the emergency services.

Fire hydrant points are located in the pavement 30 metres to the east of the property at the junction with Fitzjohn's Avenue and 85 metres to the west at the junction with Maresfield Gardens.

Principal Contractor to provide 9 litre water and 5Kg Co² extinguisher adjacent entrance door and to the rear extension, during construction.

7.0 Google Earth Image 63 Netherhall Gardens



Fire hydrant locations

Site identified in **Red**

8.0 Summary

- All construction in accordance with Approved Document B Volume 1.
- External wall construction to provide 60 minutes fire resistance when construction complete. Timber frame to be pre-treated with fire retardant surface treatment.
- Battery powered radio frequency smoke detectors fitted during construction, with repeater units to Flats 2 and 3.
- Hot Works, limited and controlled by Permit to Work system.
- Fire extinguishers adjacent front entrance and rear of the site during construction.
- Mains powered fire detection and fire alarm installed.
- Compartmentation between ground floor and first floor to achieve 60 minutes fire resistance.