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FIRE SAFETY STRATEGY

17-19 Ebbsfleet Road, London, NW2 3NB

The application site contains a two storey building (originally two semi-detached houses) which is currently converted into six (6) self-contained flats.

The current proposal is for a wraparound extension at Flat C to convert the existing 1bedroom/2people flat to a 3bedroom/6people flat (family unit). Also, all existing windows/doors will be replaced by new timber windows/doors. Access to building will be to the main front door.

The Fire Safety Strategy comprises several elements all of which will conform to current Building Regulations approval:

To comply with Policy D12 The London Plan 2021 several fire safety features have been incorporated within the construction to achieve the highest standards of fire safety.

A Protected Staircase

Going from the ground floor to the first floor landing

All habitable room doors on the staircase (not bathrooms/WC) should be FD30 doors.

All new/existing partitions adjoining the stairs will upgraded to 30-minute Fire Resistant standard – i.e. 2 layers of 12.5 plasterboard and skim each side.

As the ground floor will be open to the kitchen, sprinkler or misting system will be required to comply with the Building Control Regulations.

Fire Alarm System

At all floor lobbies there should be a smoke detector & sounder with a fire alarm call point adjacent to the main front exit point. Fire Alarms will go off if smoke is detected or the call point is activated. In addition, there is a heat detector in the Kitchen area also linked to the Fire Alarm and emergency lights in each lobby also linked to the fire alarm.

Additional fire suppression –kitchens to have wall mounted fire extinguisher

Addition Info for London Plan Policy D12A

External space for Fire Appliances – front pavement see map below.

Fire Evacuation Assembly points –front pavement see map below.

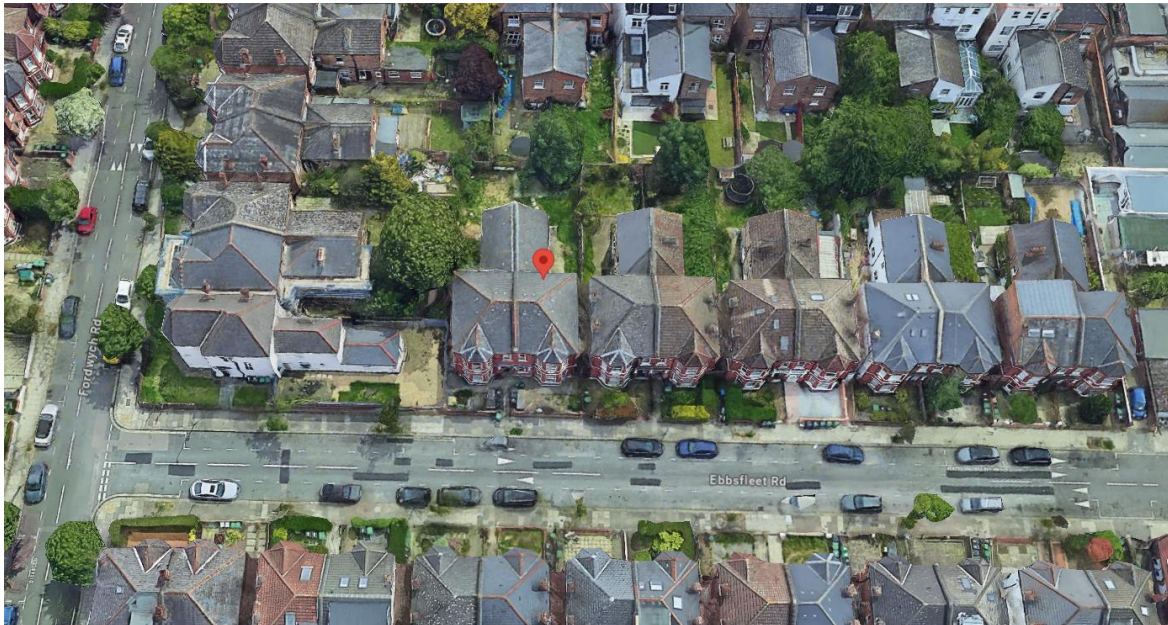
Additional fire suppression – Kitchens to have wall mounted fire extinguisher adjacent to cooker.

Fire evacuation policy to be posted inside front door.

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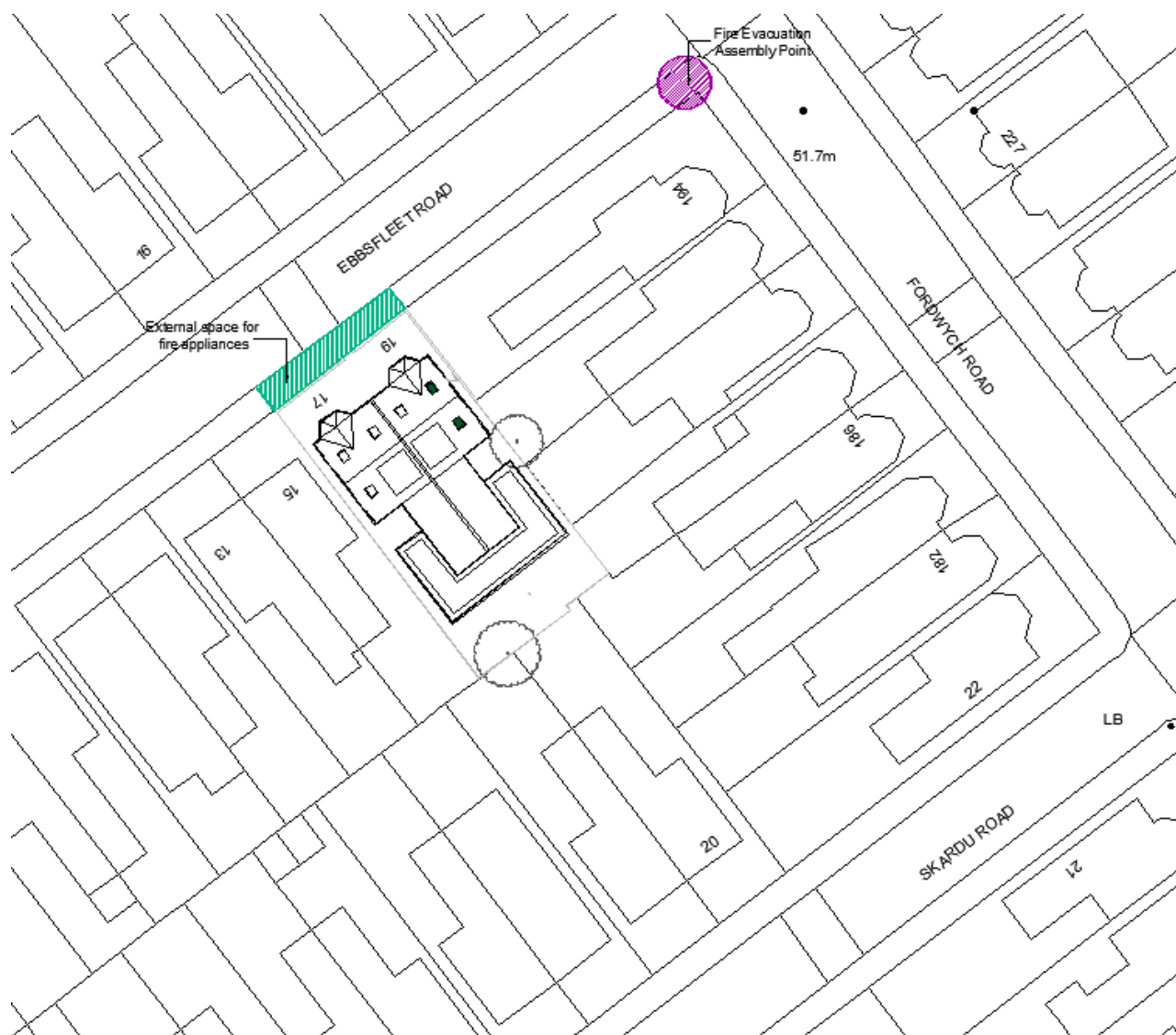
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