

April 2024 | 23052 | 3S | 00



## FIRE STRATEGY REPORT

for

A ROOF TERRACE

at

5 OAKHILL PARK MEWS

HAMPSTEAD, LONDON

NW3 7LH

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## 1 INTRODUCTION

This Fire Strategy Report has been prepared to accompany a full planning application for proposals to extend the existing internal staircase with access to a new 3rd floor roof terrace via a 90 degree openable roof access.

Current Use class order C3 residential.

All doors and means of escape and access remain unchanged.

## 2 SITE AND SURROUNDINGS

The property is located at the upper north end of Oakhill Park Mews located off Oak Hill Park Road.

The house forms part of a 3-dwelling terrace.

The property is accessed via a walk path from the lower end of the mews.

The property has clear open garden to the front and a shared access alleyway to the rear.

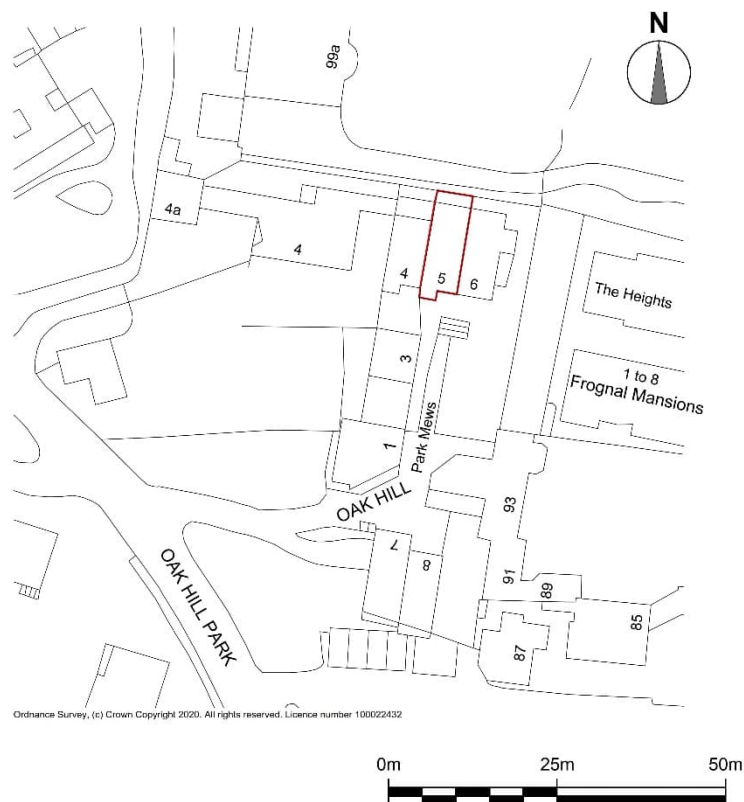


Figure 1- site plan

### 3 ACCESS

Fire appliances currently access the mews via Oak Hill Park Road. This remains unchanged.

Clear access to the frontage of the property provides suitable access for firefighting which is appropriate for the size and use of the property.

The dwelling has an internal stair serving the first and second floors.

The existing stair is a protected stair on 1<sup>st</sup> and 2<sup>nd</sup> floor.

All existing doors opening onto the stair are min. 30min fire rated.

There are no changes proposed to the internal doors.

The staircase at ground floor is open plan with the living space and kitchen.

The dwellings are fitted with a mist spray fire suppression system in the kitchen which is linked to a mains powered fire alarm system in each dwelling.

The front door of the dwelling provides immediate access to the large front garden.

The dwelling has a rear door from the kitchen area into the alleyway. The doors serves as secondary means of escape.

The large common garden area to the front, central focus to the mews houses, is designated as the existing evacuation assembly point.

The new stair providing access to the roof terrace is a full access stair and building regs compliant regarding riser and tread ratios. It is not a ladder access to the roof terrace.

The opening roof light in the roof is the full length and width of the stair. There are no impediments or obstructions preventing easy access and egress from the roof terrace.

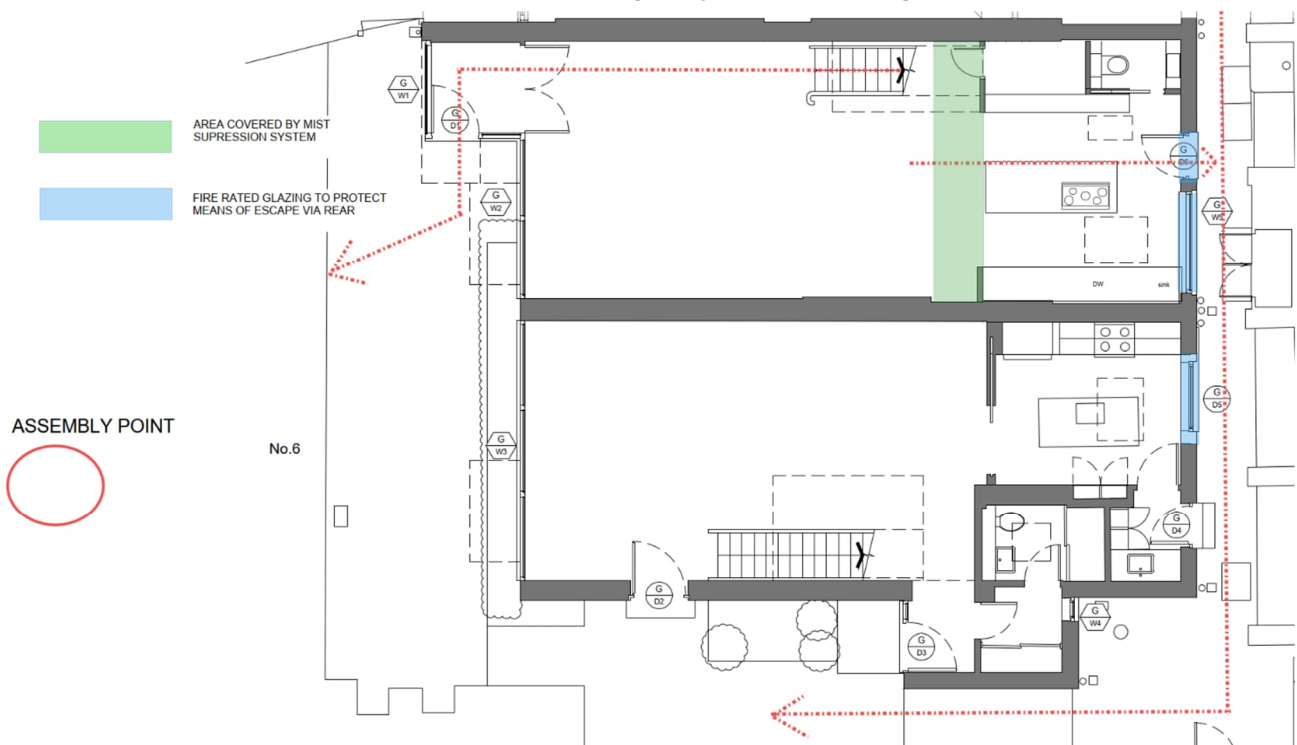


Figure 2 - Fire Plan

#### 4 PASSIVE FIRE PROTECTION

The existing property already includes features to reduce the risk to life and serious injury in the event of a fire utilising a fire alarm system, water-mist fire suppression system and passive fire safety measures.

During the proposed works, the contractor will provide suitable hand-held fire extinguishers at strategic positions, as required in the contractor's Health & Safety Plan.

The works proposed in this application is to extend the existing stair to provide full access to a small roof terrace.

The materials used in the works are designed to minimise the risk of fire spread.

The open plan Kitchen and Dining space is already fitted with a main fire alarm system with linked mist fire suppression system.

The existing staircase is already protected with smoke detectors to comply with current building regulations.

Electrical and Gas Safety: All existing electrical and gas installations comply with relevant safety regulations. There are no proposals to alter the existing system.

#### 5 SUMMARY

All fire safety is crucial regardless of the size of the extension.

All works carried out must prioritize the well-being and safety of occupants.

All works are to comply with local building regulations and guidance sought from the appropriate authorities if needed.