

Fire Statement

In support of proposals for alterations to 23 Delancey Street, London, NW1 7NP



1. Introduction

This document outlines the fire safety measures to be implemented to No. 23 Delancey Street, which will see the construction of a two-storey rear extension along with certain internal changes.

2. Overview

The design of the rear extensions follows the requirements of policy D12a of the London Plan. The proposals will achieve the highest standards of fire safety (fulfilling all requirements of the Building Regulations) and are relatively simple in complexity and no different from designs this practice has worked on previously. The property has its dedicated exit to the street, and will have a brand new fire detection and alarm system (minimum Grade D2 Category LD3 standard), in accordance with the relevant recommendations of BS 5839-6. There will be an internal 30-minute rated corridor/stairwell to separate habitable rooms, leading to the designated assembly point in the street without passing through any room.

All lower ground, upper ground, and upper floors habitable rooms have openable windows to allow escape in the event of a fire. However, the front door will be utilised as the primary escape route. The new extensions will be designed with all elements of the structure achieving 30-minute fire resistance and will have the same means of escape as the existing one. In addition, there will now be a new (extra) means of escape via the lower ground floor front lightwell access stair. The lower ground floor bedroom would be classed as an 'inner room' but will have a means of escape via its window to the front lightwell and stair to the street. To the top floor, the existing/previous open plan set-up is not fire safe, but this will be remedied by fire resisting enclosure and door to the revised bedroom layout.

There will be smoke alarms (one per floor) and Heat detector in the kitchen hard wired to the mains.

3. Fire equipment and areas for evacuation

Firefighting equipment will be positioned in the entrance hall of the property and in the kitchen space. The dwelling exits direct to the outside, so the assembly point to the front is easily reached.

4. Author level of competence

Prepared by Mr Ed Shinton MA (Cantab) MA (RCA), qualified ARB Architect.

AtelierWest Ltd have provided this fire strategy report for general guidance only for the project at the site named above. All fire safety measures are to be approved and signed off by Building Control and implemented in full by the contractor. AtelierWest do not take responsibility for works carried out on site or anything set out above unless retained on the project on a 'full service' basis including site supervision with regular inspections.