

Fire Strategy Document

10 Briardale Gardens London NW3 7PP

1. General comments.

10 Briardale Gardens London NW3 is a 3 storey semi detached property with existing solid brick construction, timber structural floors, plastered walls and a tiled roof.

The proposal is to provide a rear extension using traditional materials.

The design of the boundary is in accordance with Approved Document B1

The building is currently and will remain a single family dwelling.

2. Information on space provisions for fire appliances and assembly points (criteria 1).

Fire Brigade Access is via the front entrance on Briardale Gardens. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1.

Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1.

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse

3. Information on passive and active safety measures (criteria 2).

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the dining and kitchen area, hallway and new utility room.

FD20 doors will be provided to the utility and kitchen / dining rooms along with a 30 minute fire rated enclosure to maintain a fire protected staircase.

The above proposal meets the requirements of Approved Document B1.

4. Information and data on construction products and materials (criteria 3).

Walls to the side elevation of the extension will comprise a cavity masonry wall which provides 60 minutes fire protection. This is in accordance with Approved Document B1. Wall insulation will be mineral wool which is non combustible. The roof is glazed with 2no Velux windows with glass greater than 4mm so are graded as BROOF(t4) in accordance with table 12.1 of Approved document B1.

Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class) (National Classification).

Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

5. Information on means of escape and evacuation strategy (criteria 4).

Means of escape from the kitchen / dining area is via the entrance hall and the final exit / entrance door.

Upper floors have escape windows as alternative escape routes.

6. Information on access and equipment for firefighting (criteria 6).

Access to the property will be via the front door.

Due to the low height of the premise this is acceptable and there is no requirement to fit hydrants or provide firefighting equipment or shafts etc.

No alternative water supply is required and on street hydrants will be utilised.