

Reference
North End Avenue
File Code
FF23-018-5.06
Date
07 October 2024

Fire Safety Strategy
The Lodge, North End Avenue, NW3 7HP

Description of development Single storey rear extension.

Prepared by Fraher and Findlay Architects
An RIBA accredited practice

Policy considerations

Criteria 1A **Identify suitably positioned unobstructed outside space for fire appliances to be positioned on.**
Direct access can be gained from North End Avenue, which is suitable for fire appliances to park freely and unobstructed.

Criteria 1B **Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point**
Occupants can exit the property from the side or rear of the house and gain direct access to the private road in front of the house. Alternatively the garden can be considered as a safe refuge.

Criteria 2 **Information on passive and active fire safety measures**
All work will be carried out in accordance with the Building Safety Act and vetted by an approved inspector. The proposed plan does not impact the existing escape routes or compartmentation. Smoke detection will be upgraded to a Grade D2 Category LD3 system. The fire rating of the existing structure will not be altered.

Criteria 3 **Information and data on construction products and materials**
External walls will achieve a minimum of 60 minutes fire protection to the boundary.
Rooflights will meet BS 476-3:2004 and be either AA, AB or AC rated.

Criteria 4**Means of escape and associated evacuation strategy**

Escape from all floors remains unchanged and will be primarily via existing entrance door leading to the garden or to the private road, off North End Avenue. Escape is possible to the rear garden from the ground floor and extension

Criteria 5**Access and equipment for firefighting**

The building is less than 18 meters in height and less than 1000 sqm in area so it does not require the provision of any specialist fire fighting facilities or dedicated fire hydrant.

The dwelling house provides the necessary access required for the fire service to safeguard the health and safety of people in and around the building.

Access is gained from the front and rear doors at ground floor.

There is no obvious fire hydrant and emergency services will therefore on their own water supply.

During construction, the site will have a designated Fire Warden, assembly station, constant water supply and fire extinguishers in place.