

Refuse Area Schematic Detail
Scale 1:100
Metres 1:100

Key	
	Access / Exit route to proposed flat
	Refuse enclosure (on Access / Exit route)
	Fire Rated compartment party wall
	Internal escape travel route (metres)
	Fire exit
	Fire rated door 30min
	Heat detector
	Smoke detector
	Fire Blanket
	Fire Extinguisher

FIRE STRATEGY

New dwelling above existing commercial unit, at 44 & 46 Birchington Road, London, NW6 4LJ

This Fire Strategy Report outlines the fire safety measures proposed to ensure the safety of occupants and comply with relevant fire safety regulations and standards. The height of the new top storey is less than 11 meters. The proposed finished floor level of the new flat is approx. 4.3m above external ground floor level (pavement level).

Fire Detection and Alarm Systems - Design, installation, and commissioning to be submitted to Building Control's approval.

- Fire alarm system - Proposed flat to have a fire detection and alarm system, Category LD2 standard, in accordance with the relevant recommendations of BS 5839-6. Category LD2: A system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room.
- Fire alarm system electrical specifications to be submitted to Building Control for approval.
- Heat detector to be installed in new kitchen.

Means of escape

- New dwelling with direct access from outside. No internal stairs or lobbies.
 - The top storey of the building is less than 11m above ground level.
 - First floor location, one storey above the ground storey.
- The communal open stair does not connect to a covered car park.
- Fire escape - Directly to outside, via entrance door to safe open communal areas and final exit. Alternatively, escape would be possible via the fire escape compliant windows facing the road, which are accessible to the Fire Brigade using ladder fire engines, being at 1st floor level. Internal travel distance doesn't exceed 9m.
- Electricity meter to be in securely locked cupboard. Cupboard to be separated from the escape route by fire resisting construction.
- Fire doors - All Internal Fire Doors to habitable rooms (excluding bathrooms) within the flat (including Cloak doors) to be FD30S fire rated with combined intumescent heat and smoke seals.

Emergency Escape Lighting and Signage

- All escape routes to have adequate artificial lighting. If the mains electricity power supply fails, escape lighting should illuminate the route (including external escape routes).
- Escape lighting to be on a separate circuit from the electricity supply to any other part of the escape route.
- All Emergency lighting to be in accordance with the guidance contained in BS 5266-1. Electrical specification for the emergency lighting to be submitted to Building Control for approval.
- Single flats with direct access to outside would not usually require any fire exit signage.

Resisting fire spread from one building to another

- External walls within 1m from the boundary to be 60min. fire resisting from both sides. Glazing areas to be fixed, designed and glazed to give the necessary level of fire resistance. Unprotected, operable areas to be less than 1m².
- Wall and Ceilings to be Class 0.
- All materials used in the build-up of external walls and roofs must achieve Class A1/A2 fire rating.

Provision of cavity barriers (Diagram 01) Cavity barriers to be positioned in the following locations:

- At the edges of cavities including eaves and verges, around openings such as windows and doors and entry/exit points for services.
- At the junction between an external cavity wall and every compartment floor and compartment wall.
- At junctions of separating wall with roof, under roof tiles.
- At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire resisting barrier.

Fire stopping at roof level between party walls (Diagram 02): A compartment wall should be taken up to meet the underside of the roof covering or deck, with fire stopping, where necessary, at the wall/roof junction to maintain the continuity of fire resistance. The compartment wall should also be continued across any eaves cavity.

- Party/separating walls 25mm below the top of the rafter line and a soft fire-resistant packing, such as mineral wool, should be used to allow for movement in roof timbers and prevent distortion of the roof ties.
- The fire stopping should be continuous to eaves level and a cavity barrier of fire-resisting board or a wire reinforced mineral wool blanket nailed to the rafter and cut to fully seal the boxed eaves should be installed.

Protection of openings and fire-stopping: Any opening to allow services to pass through any part of a fire-separating element (e.g. pipes, ducts, conduits or cables) should meet one of the following alternatives A, B or C:

- Provide a proprietary, tested sealing system that will maintain the fire resistance of the wall, floor or cavity barrier.
- If a proprietary sealing system is not used, fire-stop around the pipe, keeping the opening for the pipe as small as possible.
- A pipe with a maximum nominal internal diameter of 100mm may be used with a sleeve made out of a high melting point metal (class A1 rated.)

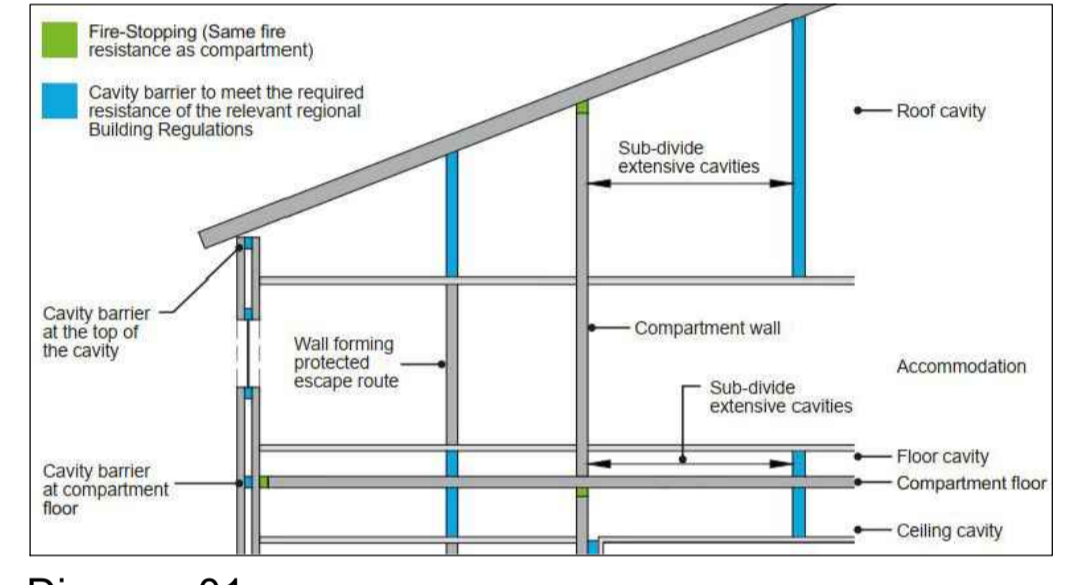


Diagram 01

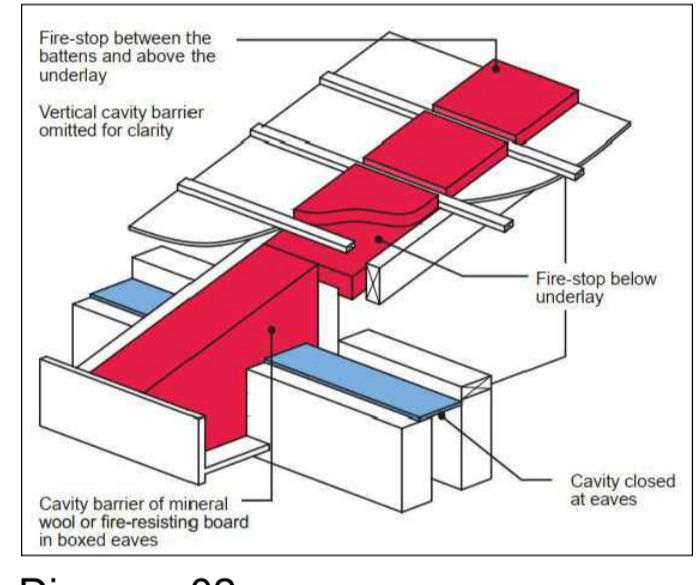
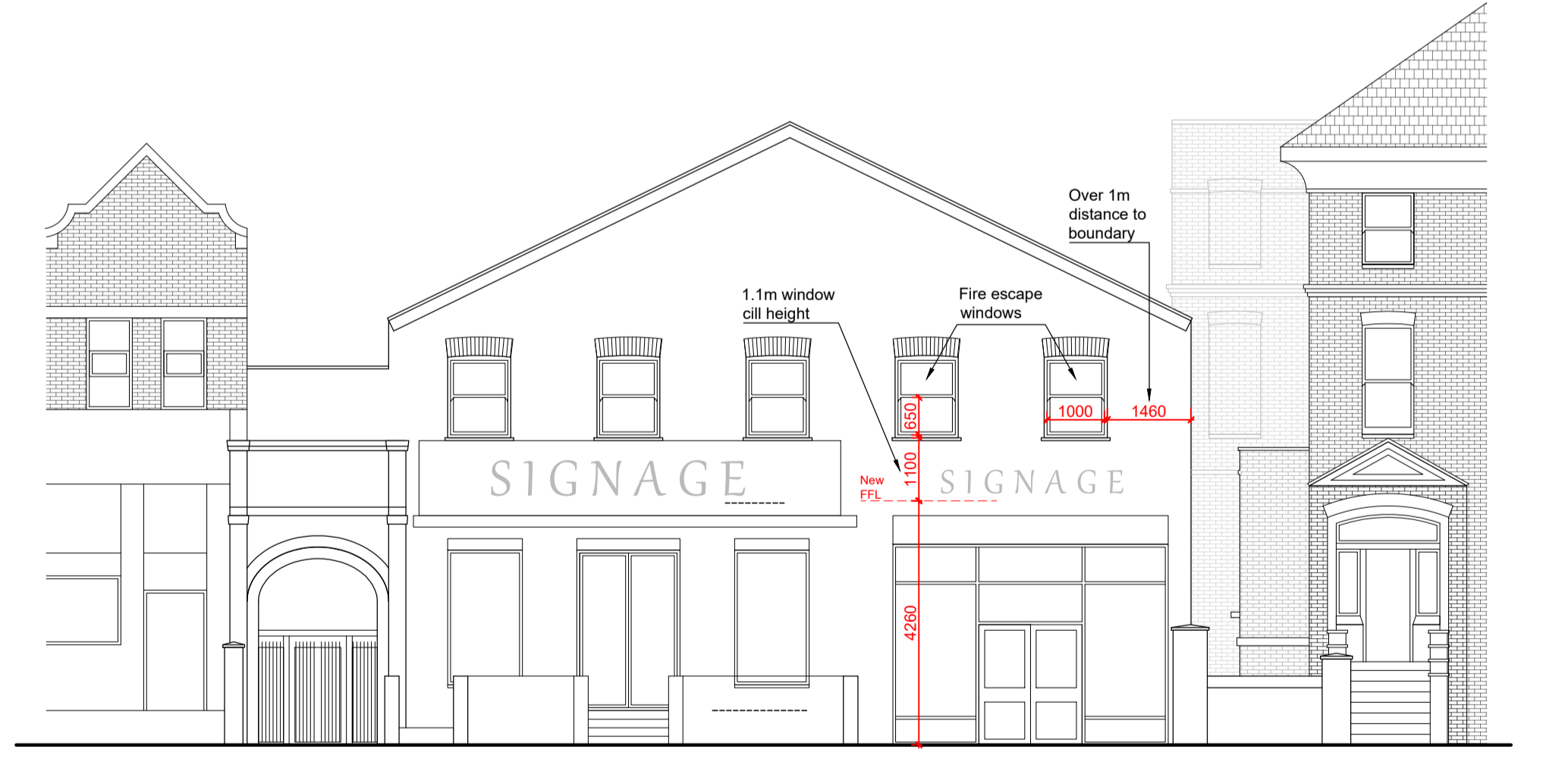


Diagram 02



Proposed Front Elevation
Scale 1:100
Metres 1:100

Site Plan
Scale 1:200

General Notes

Local authorities, including Planning Groups and Building Control, may request additional items or information to be added or revised.

Contractors, sub-contractors, or suppliers are required to promptly report any errors, omissions, or discrepancies found on these drawings. Any deviations from the drawings' specifications must receive prior approval from the architect. Contractors, sub-contractors, or suppliers are responsible for seeking any necessary clarifications from the architect to ensure the accurate execution of the work.

All specialist work intended for inclusion in the main contract works, such as shop drawings, illustrations, and specifications, must be supplied to the architect. In case any aspect of this drawing does not align with industry-recognized codes of practice or local authority regulations, it should be brought to the attention of the architect without delay.

Contractors must verify all dimensions on-site before commencing any work or preparing shop drawings. Figured dimensions take precedence over scaled dimensions.

Contractors, sub-contractors, or suppliers are obliged to inform the architect or quantity surveyor promptly of any alterations to the proposed works, including their impact on the project's schedule and cost.

This drawing supersedes all prior versions with the same drawing number and earlier revisions.

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REV	DATE	Initials	REVISION

PROJECT
44 Birchington Road
London
NW6 4LJ

CLIENT
Benny Dee (Kilburn) Ltd.

DRAWING NUMBER	REVISION		
44BR-PP1-06			
STATUS	PAPER SHEET		
PLANNING	A1 SHEET		
DRAWING TITLE			
Site Plan - Access, Fire Strategy & Waste Strategy			
SCALE	DATE	DRAWN	CHECKED
1:200	29/11/2024	MS	MSS

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