

Fire Strategy for: -

The proposed development of Frognal Rise House, Lower Terrace, Hampstead London. NW3 6RE



Version Control	Date	Prepared By: -
1	5 th August 2024	David Hutchinson Tech IOSH CMaPS MIFSM
2	27 th March 2025	David Hutchinson Tech IOSH CMaPS MIFSM
3		

Project Details

Client:	Redfrog Property Limited.
Address:	Frognal Rise House, Lower Terrace, Hampstead, London NW3 6RE
Proposed Works:	The refurbishment, extension and development of a Grade II listed house.
Architect:	Charlton Brown Architects and Interiors.
Principal Contractor:	To be advised.
Local Authority:	London Borough of Camden.

Disclaimer:

This report has been prepared by David Hutchinson Tech IOSH, CMAPS, MIFSM Director of DWH Consulting (Kent) Ltd in accordance with the requirements of Building Regulations Approved Document B Part 1, the Fire Safety Policy D12 (A), London Plan Guidance, with all reasonable skill, care and diligence, in accordance with the terms, conditions and scope of works agreed with the Client. This report is not a guarantee of the workmanship of others engaged by the Client. This report is specific to the works described in the drawings and supporting documentation submitted for Planning Approval to the relevant Local Authority and Approved Building Inspector. DWH Consulting (Kent) Ltd accept no responsibility whatsoever to third parties, to whom this report is given or any part thereof, any parties using this report do so at their own risk.

Contents

1.0	Introduction	4
2.0	Aims and Objectives.....	5
3.0	Applicable Legislation	6
4.0	Proposed Works and Site.....	7
5.0	Means of warning and escape.	13
6.0	Fire resistance, fire suppression and construction.....	14
7.0	Access for fire fighting	15
8.0	Google Earth Image Frogna Rise House.....	16
9.0	Summary	17
10.0	Photographs.....	18

1.0 Introduction

This fire strategy is prepared in support of the proposed refurbishment, alterations and development of the Grade II Listed House and surrounding grounds based on Charlton Brown Architecture and Interiors drawings: 23029-PL-00-098-Proposed Basement Plan, 23029-PL-00-099-Proposed Lower Ground Floor Plan, 23029-PL-00-100-Proposed Ground Floor Plan, 23029-PL-00-101-Proposed First Floor Plan, 23029-PL-00-102-Proposed Second Floor (Attic) Plan, 23029-PL-00-103-Proposed Roof Plan, 23029-PL-00-201-Proposed Section A-A, 23029-PL-00-203-Proposed Section C-C, 23029-PL-00-205-Proposed Section E-E, 23029-PL-00-206-Proposed Section F-F, 23029-PL-00-301-Proposed North West Elevation, 23029-PL-00-302-Proposed South West Elevation, 23029-PL-00-303-Proposed South East Elevation, 23029-PL-00-304-Proposed North East Elevation, 23029-PL-00-351-Proposed North West Street Elevation, 23029-PL-00-352-Proposed South West Street Elevation.

Frognal Rise House is currently unoccupied.

2.0 Aims and Objectives

The aim of this strategy is the provision of a 'safe' environment for all occupants and visitors to the refurbished Hampstead Police Station, to reduce the risk to life personal injury and property, so far as is reasonably practicable. The primary objective is the provision of fire safety systems, installations and maintenance so that in the event of a fire, the occupants can ultimately reach a place of safety unharmed.

Specific objectives are: -

- The specification of construction and materials suitable for the containment of a fire in a specific location.
- The definition of management systems, standards and procedures for fire and life safety.
- The allocation of responsibilities and duties for Fire Risk Assessment and management. Incorporating the principles of prevention utilising active and passive protection. Acknowledging the needs of the local Fire and Rescue Services to facilitate an emergency response.

3.0 Applicable Legislation

The Building Regulations Approved Document B Volume 1

Construction (Design & Management) Regulations 2015

Building Safety Regulations 2023

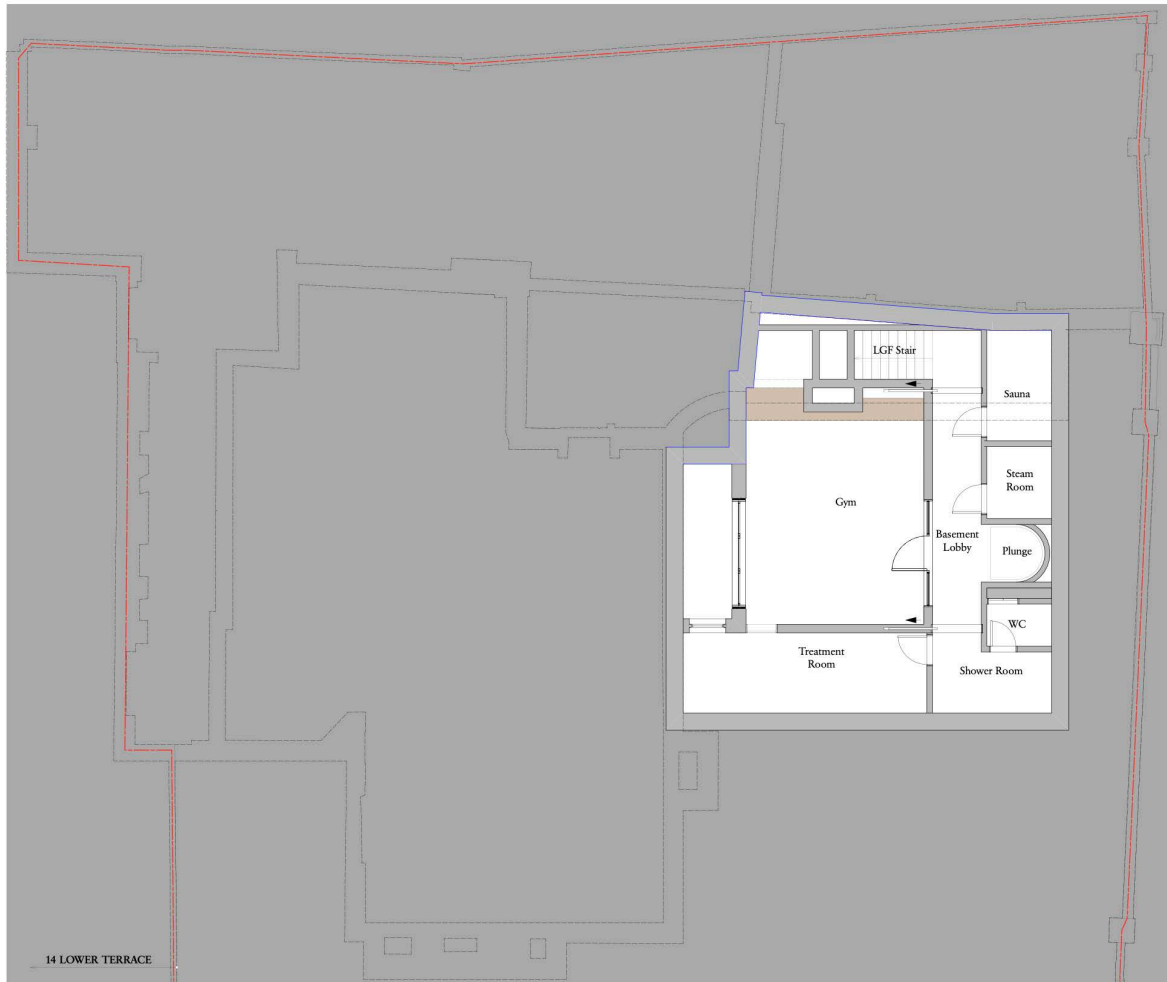
Policy D12 of the London Plan, requiring that development proposals achieve the highest standards of fire safety.

4.0 Proposed Works and Site

The proposed works include an extension to the lower ground floor linking the existing garage to the main house with an infill construction for a Gym Treatment Room, Shower and Plant room. A lightwell separates the existing property and the new construction.

A Garden Room extension at Ground Floor level and lightwell to the Basement floor.

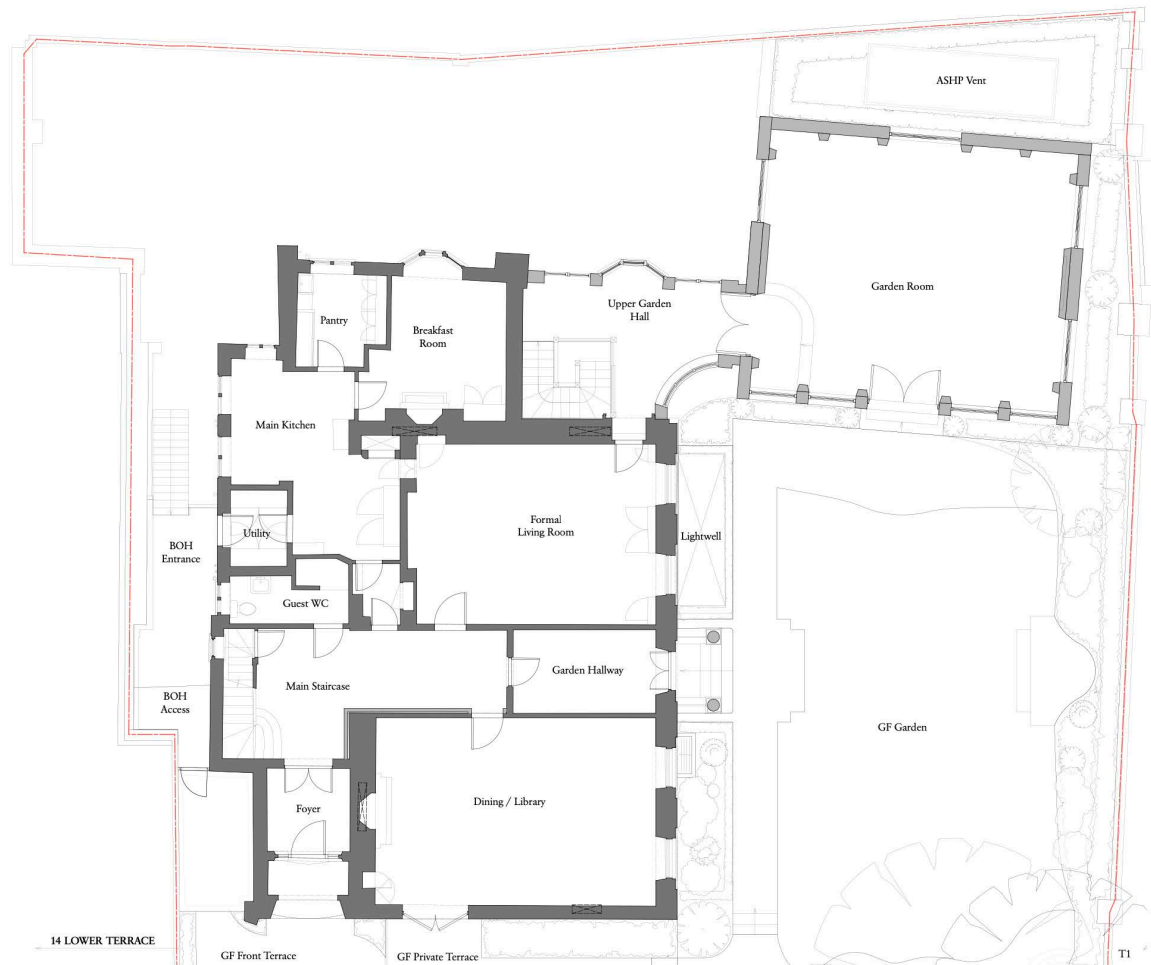
Minor alterations and refurbishment of the existing house to the ground and first.



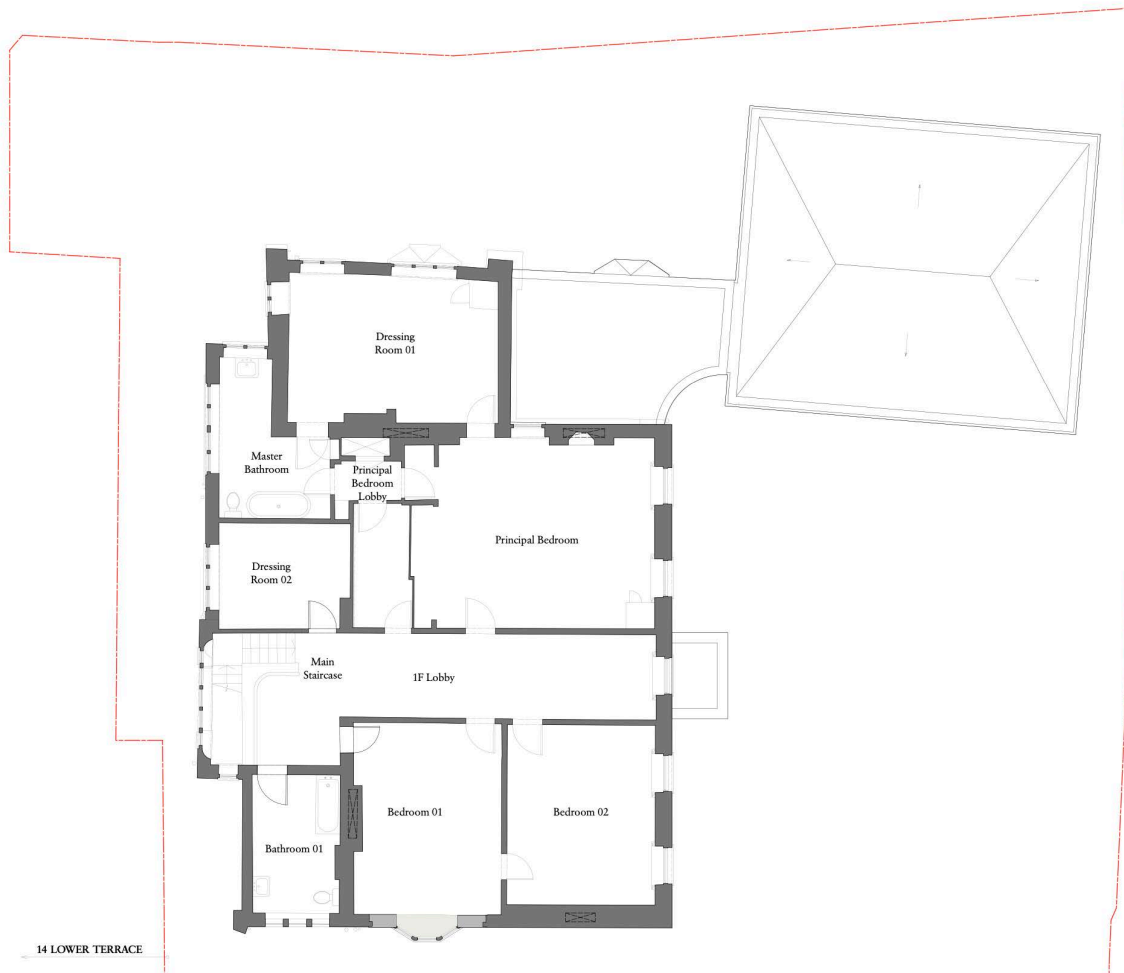
Basement Floor



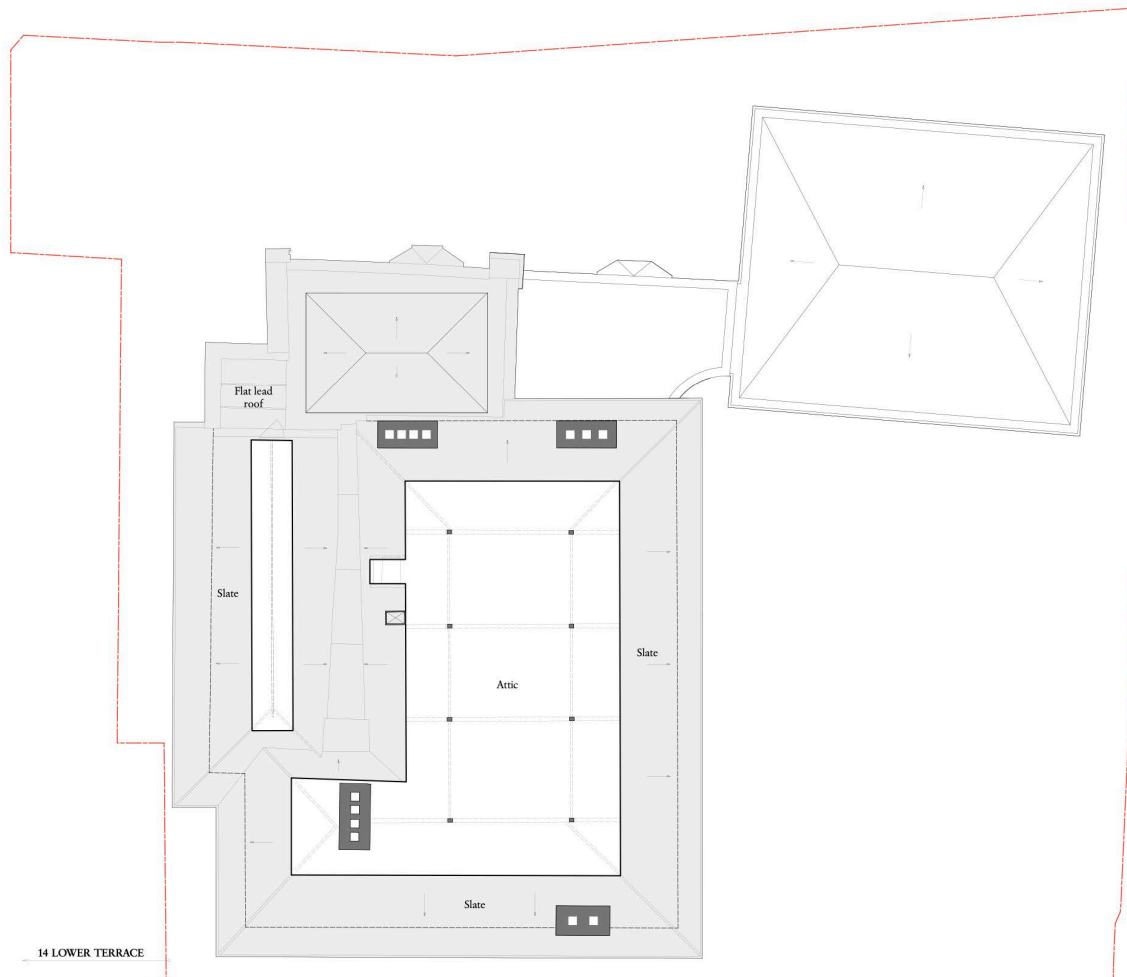
Lower Ground Floor



Ground Floor



First Floor.



Roof Void / Attic Level

5.0 Means of warning and escape.

A Grade LD2 fire alarm is to be installed with detection devices installed throughout the Basement Floor, including the garage. In addition, beacons are to be provided to combined detection and sounder devices to the Lower Ground Floor and Basement extension. A back up battery power supply is to be incorporated. The installation to be installed by a competent and qualified electrical contractor.

Heat detection to be incorporated into existing Kitchen cooking areas.

A Carbon Monoxide detector to be installed in the Service Enclosure.

Emergency lighting is to be provided throughout the Basement extension where natural light from the lightwell is only available to the Treatment Room and Gym.

Each room within the Basement extension is to have two exit doors providing an alternate route to escape for occupants.

All partitions and walls will achieve a minimum 30 minutes fire resistance (insulation and integrity). Existing partitions, walls and ceilings to be upgraded to 30 minutes fire resistance. Where ceiling features are part of the historic listing for the building, fire retardant material to be incorporated into the floor void, from above the ceiling.

All new doors are to achieve a fire rating of FD30.

6.0 Fire resistance, fire suppression and construction

Wall linings are to achieve a rating of B-S1-d0 in accordance with BS EN13501-1.

The construction to the garage, within which it is proposed to include electric car charging, to achieve a minimum 60 minutes fire resistance with the connecting door to the corridor achieving FD30s and fitted with a self-closing device.

Fire suppression is to be incorporated adjacent the charging points and above the vehicle positions.

During construction Hot Works will be limited to brazing and soldering copper pipe; to the LPHW heating system, works undertaken under a 'Hot Works Permit' with local extinguisher and fire watch by Site Management after 30 minutes, then one hour after work completed and prior to closing site.

Principal Contractor will provide 9 litre AFFF and 5Kg Co² extinguishers to all levels, during construction.

A Hot Works permit system and fire watch to be provided by the Principal Contractor during construction.

A Construction Site Fire Risk Assessment to be prepared by the Principal Contractor in accordance with The Joint Code of Practice 10th Edition.

7.0 Access for fire fighting

The site is on the junction of Upper Terrace and Lower Terrace, approximately 120 metres from Heath Road the A502. Fire and Rescue Service access will be from the A502 all roads are of a suitable width for Fire and Rescue Service vehicles. The nearest LFB fire station is Finchley Fire Station, 227 Long Lane , N3 2RP. The station is approximately 3.4 miles from Frognal Rise House.

Fire hydrant points are located in the pavement (opposite) on Upper Terrace and Lower Terrace approximately 40 metres from Frognal Rise House.

8.0 Google Earth Image Frognal Rise House.



Site identified in **Red**

9.0 Summary

- All construction to be in accordance Approved Document B Volume 1.
- Construction to provide 30 minutes fire resistance (integrity and insulation).
- A grade LD2 mains powered fire detection and fire alarm to be installed, detection to be provided to all floors with additional devices to the Basement floor.
- Alternate means of escape provided throughout the extension.
- Emergency lighting incorporated into the Basement extension.
- Temporary fire detection installed during the construction phase by the Principal Contractor.
- Hot Works, limited and controlled by a Permit to Work system, during construction.
- Fire extinguishers provided by the Principal Contractor available during construction.

10.0 Photographs



Frogmal Rise House and garage off Frogmal Rise.



Fire Hydrant in pavement opposite on Frogmal Rise.



Fire Hydrant in Pavement opposite on Lower Terrace.