

Fire Statement

32 Crediton Hill - Rear Dormer Extension



Project	330 - 32 Crediton Hill
---------	------------------------

Prepared by	Connect Architecture
-------------	----------------------

Date	3 rd November 2021
------	-------------------------------

Revision No.	000
--------------	-----

Fire Safety Statement

32 Crediton Hill, London, NW6 1HP

Introduction

This Fire Safety Statement has been prepared by Connect Architecture Ltd on behalf of our clients Mr and Mrs Thurlin, as part of a householder planning application at 32 Crediton Hill to enlarge the two existing rear dormer extensions.

Connect Architecture is an architectural practice with extensive experience in residential projects and associated building regulations. We have experience working with fire consultants on a number of projects.

The purpose of this statement is to give an overview of the fire safety factors that are pertinent to the application site and to demonstrate that proposals comply with The London Plan 2021 (policy D12A)

Proposals:

The application site is a three-storey semi-detached family home. This proposal relate to the enlargement of the existing rear dormers. These works will be undertaken utilising conventional timber framed construction with a double layer of plasterboard, double glazing and tiles to give a compliant fire rating.

The dormers to be constructed in compliance with Approved Document B of the building regulations. The dormers are set back from the boundary walls to limit the spread of fire:

- The dormer closest to no. 34 Crediton Hill is offset from the party wall by 1060mm.
- The dormer closest to 30 Crediton Hill is offset from the boundary fence by 1890mm.

The proposals do not impact on the means of escape, which remains unchanged.

The proposals do not affect the current access requirements of the emergency services, with unobstructed access directly off Crediton Hill

The works are a part of a complete refurbishment to the property. As existing, there is no fire detection system within the property and the timber roof structures are exposed and unprotected. The proposals will greatly improve the fire safety of the building, to include a mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back-up. The kitchen will remain separated from the stairway (means of escape) by a door, there will be an interlinked heat detector in the kitchen.

The proposals include Gypsum fireboard will be added to improve the fire rating of the roof structure.

Conclusion:

This fire safety statement demonstrates the proposed alterations to 32 Crediton Hill, go above and beyond the requirements set out in Approved Document B of the building regulations and are in compliance with the London Plan 2021.

