

Fire Statement

32 Crediton Hill - Basement Extension



Project 330 - 32 Crediton Hill

Prepared by Connect Architecture

Date 3rd 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 for a single storey basement extension.

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 D12)

Proposals:

The application site is a three-storey semi-detached family home. This proposals relate to the creation of a new single storey basement directly under the footprint of the existing house. These works will be undertaken following the Construction Method Statement provided by Davies Maguire Structural Engineers and based on the Basement Impact Assessment by Milvum. The works have been designed for a 60minute fire rating.

The basement is to be constructed in compliance with Approved Document B of the building regulations. The existing walls are to be underpinned with concrete and internal to this there is to be a 200mm thick reinforced concrete liner wall.

The proposals include a new flight of stairs that links into the main staircase/ fire escape route. This fire escape route is to remain enclosed and protected to prevent the spread of fire.

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 new fire rated 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.

