



Ground Floor Flat 34 Sumatra Road , NW6 1PU
Fire Safety Report
(Dec - 2021)

Project details

**Client property address:**

Ground Floor Flat
34 Sumatra Road
NW6 1PU

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

Resi Contact:

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Planning Portal Reference:

PP-10481943

Planning Application Type:

Full planning application

Introduction & context

Description of proposed works

Proposed new roof to existing conservatory, new roof design to outbuilding and all associated works at ground floor flat at 34 Sumatra Road

Introduction

Resi has prepared the following “Fire Safety Report” based on the latest approved document (part B - fire safety). However, the fire strategy should be fully discussed, confirmed and approved by the relevant Building Control Body prior to commencement of the works and throughout the construction process.

AD - Part B (Fire Safety)

Fire strategy to follow the guidance in the Approved Document (Part B). Any deviation from AD-B has to be approved by the relevant Building Control Body.

The fire strategy to be fully discussed, confirmed and approved with BCB prior to commencement of the works and throughout the construction process.

Fire detection and alarm system minimum requirements

Fire detection and alarm system to be minimum Grade D2 Category LD3 standard.

Smoke alarms to be provided in the circulation areas at all levels and heat detector to be provided within the kitchen area. All to be mains powered with standby power supply (such as a battery) and interconnected via hard-wire.

Means of escape in dwelling-houses

Escape from the ground floor: all habitable rooms to have direct access to a protected hall (min REI30) leading to final exit OR have an emergency escape window or door. Inner rooms to have an escape window or door.

Escape from the first floor (max of 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit OR have an emergency escape window. Inner rooms should have an escape window.

Escape from the loft floor (only one storey more than 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit. No inner rooms allowed on upper storeys more than 4.5m above ground level.

Escape from dwellings with more than one storey more than 4.5m above GL: Dwellings to comply with paragraph “Escape from the loft floor (only one storey more than 4.5m above GL)” above PLUS provide a sprinkler system throughout, designed and installed in accordance with BS 9251. No inner rooms allowed on upper storeys more than 4.5m above ground level.

Flats

All habitable rooms to have direct access to a protected hall leading to final exit. Inner rooms (allowed on storeys up to max 4.5m above GL) to have an escape window or door.

All elements (including glazing) forming the protected hall to have minimum 30 minutes fire resistance.

All elements (walls, floors, ceilings, underside of staircases and doors) between the flat and other flats or between the flat and common parts of the building to have minimum 60 minutes fire resistance.

Existing elements retained

If existing walls, doors, and any glazing forming the protected escape route are retained, compliance to be checked and confirmed on-site by BCB. Upgrading/replacement may be required to achieve compliance.

If existing windows are kept and used as egress windows, compliance to be checked and confirmed on-site by BCB. Replacement may be required to achieve compliance.