



**UK Fire Safety Management Ltd**  
*Safety Is No Accident!*

## Fire Strategy Report



Property address ; - 36 Cressfield Close, London, SW5 4BW

Date of consultation ; - 22<sup>nd</sup> April 2022

Client ; - I want nuspace

<p>This assessment was carried out by:</p> <p><b>Neil Richardson MIFSM &amp; GFireE</b>  <b>IFSM Registered Fire Risk Assessor No: C0227</b>  <b>Fire Safety Surveyor</b></p>	<p>The building was assessed on the 22<sup>nd</sup> April 2022 via a copy of the proposed plans.</p> <p>The drawing numbers are 101P, 102P, 103P, 104P, 105P, 106P, 107P, 108P, 109P, 110P and 111P.</p> <p>The fire safety standards are taken from BS9991-2015.</p>
<p>Description</p>	<p>The premises is a two-story single private dwelling occupied by one family unit.</p> <p>The proposed plans are to extended into the roof space to create an extra bedroom and en suite bathroom. Currently the stairs from the upper floor comes down into the hallway and open plan living room. If there were to be a fire in the living room, the fire / smoke could spread up the stairs and throughout the upper floors. Residents may then not be able to escape from the premises safely.</p> <p>Means of escape on the ground floor is via the front door to the street.</p> <p>The current proposed layout is not acceptable under Building Regulations. No alternative means of escape is available from the upper floor.</p>

## Fire Strategy Report for 36 Cressfield Close, London, SW5 4BW cont:

The assessment relates to -	<p>The fire safety requirements required for a 2<sup>nd</sup> floor proposed loft conversion.</p> <p>The building was assessed using the plans listed above.</p>
The fire strategy for the premises are -	<p>Full evacuation of the building in the event of a fire alarm and phone 999 from outside of the building.</p> <p>The fire strategy is "Early warning leading to full evacuation" of the property.</p>
Relevant documentation	BS9991:2015 & Approved Document B.
Suggested solution	<p>BS 9991-2015 states;</p> <p>Houses with one floor more than 4.5 m above ground level should meet one of the following recommendations:</p> <p>Where an open-plan arrangement exists at ground level, in order to separate the ground floor from the upper storeys, either:</p> <ol style="list-style-type: none"> <li>1. A protected stairway should be provided from the upper floors to the final exit to the front exit to the street.</li> </ol> <p>or</p> <ol style="list-style-type: none"> <li>2. The house should be fitted throughout with an AWFSS (Automatic Water Fire Suppression System), together with a fire-resisting partition and door to separate the ground floor from the upper storeys. The fire-resisting door must be arranged such that occupants on the upper floors can access an escape window at first floor level (To the front), in the event of a fire in the open-plan area.</li> </ol> <p>A protected stairway could be provided (As detailed in 1 above) from the upper floors to the final exit to the front exit to the street. In order to do this the following must be carried out;</p> <ol style="list-style-type: none"> <li>1. Provide fire separation of the ground floor in the living room. This would be to create a corridor from the base of the stairs to the front exit. This would be a 30-minute fire resisting wall with a FD30S fire door to the living room / dining area. All doors (Except bathrooms / WC'S) that open onto the upper floors escape route must be FD30 fire doors.</li> </ol> <p>The new wall could be a combination of a glass / wooden frame with FD30S fire door to access the living room. Any glass must be at least 30-minute fire resisting and comply with BS 476.</p> <p>Or</p> <ol style="list-style-type: none"> <li>2. Install an automatic 30-minute fire resisting curtain to provide a 30-minute barrier between the base of the stairs and living room. This is in the place of a fixed wall. It must be installed in accordance with BS 8524. This would have to be in the same position as detailed above relating to the wall.</li> </ol> <p>A fire curtain must be installed linked to automatic fire detection to operate it. The minimum standard of fire alarm required is a BS 5839-6:2019 Grade D LD1 system with heat detector in the kitchen area and a smoke detector in all other habitable rooms. This will provide early warning and will operate the fire curtain.</p>

## Fire Strategy Report for 36 Cressfield Close, London, SW5 4BW cont:

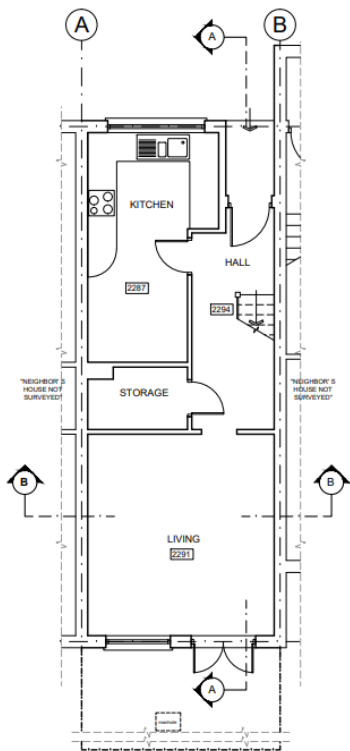
Suggested solution cont:	<p>Note – A Grade A fire alarm system may be required in order to operate the fire curtain.</p> <p>There would be an ongoing maintenance / testing requirement with this option. It must be ensured that the maintenance / testing is carried out in accordance with the manufactures / installer's instruction.</p>
Escape Routes	<p>With a protected route the whole escape route from the loft conversion down to the ground floor should be a 30 minute protected route. This means that all risk rooms off of the escape route should be fitted with FD30 doors. This does not include any general use cupboards. The wall linings of the protected route must also be of 30 minutes fire resistance.</p> <p><b>Note:</b> If a cupboard or W/C has a boiler in it, this will be considered a risk room and will need a FD30 door.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Separation	<p>With a protected route FD30 doors are required to be fitted to all risk rooms. This means a 30 minute fire door but without the need for intrumescent strips, cold smoke seals or a self closer.</p> <p>These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 – Hinges, BS EN 1906 and BS EN 12209 – Door handles and locks.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Detection and Alarm System	<p>With a protected route the protected escape route must be fitted with a mains operated battery backup fire alarm that meets the following standard: "BS 5839 (Part 6) 2019 Grade D1 or D2: LD3.</p> <p>Smoke detectors will be located throughout the escape route.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Lighting of Escape Routes	<p>There is no requirement for an internal emergency lighting system.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Fighting Equipment	<p>There is no requirement for any fire fighting equipment however it is recommended that the flat has a fire blanket located in the kitchen.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>

## Fire Strategy Report for 36 Cressfield Close, London, SW5 4BW cont:

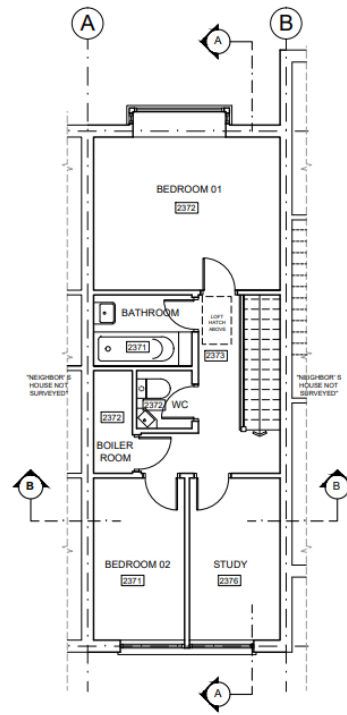
Fire Safety Signs	<p>There is no requirement for any fire safety signs.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Surface finishes & floor coverings	<p>It is advised that combustible surface finishes should not be permitted within the escape route and should, as far as is practicable, also be avoided in other locations".</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Management and maintenance of fire safety.	<p>Any fire safety equipment installed or provided must be tested and serviced in accordance with the appropriate British Standards.</p>
Escape windows.	<p>Where an open plan option is chosen, escape windows are required on the 1<sup>st</sup> floor.</p> <p>Doors and windows that are to be used for means of escape or rescue should meet the following recommendations;</p> <ul style="list-style-type: none"> <li>a) Escape windows should have an unobstructed easily openable area that is a minimum of 0.33 m<sup>2</sup>, having the minimum dimensions of 450 mm in height and 450 mm in width.</li> <li>b) The bottom of any openable area should be not more than 1100 mm above the floor of the room in which it is situated.</li> <li>c) Must not be more than 4.5 m above the ground to the drop externally.</li> <li>d) Doors and windows that are provided for escape or rescue purposes from a room above ground level should meet the following recommendations.</li> </ul>
Walls and surface finishes.	<p>Any walls must be made good after the works. Holes and gaps must be fire stopped to a 30-minute standard complying with BS 476.</p>
Compliance with Building Regulations 2010.	<p>It must be ensured that whatever works are carried out are first discussed and agreed with local council Building Control Officers or an Approved Building Control Officer.</p> <p>Their agreement must be sought in writing before the final fire safety measures are put in place.</p>

Fire Strategy Report for 36 Cressfield Close, London, SW5 4BW cont:

Existing Plan Ground and First Floor

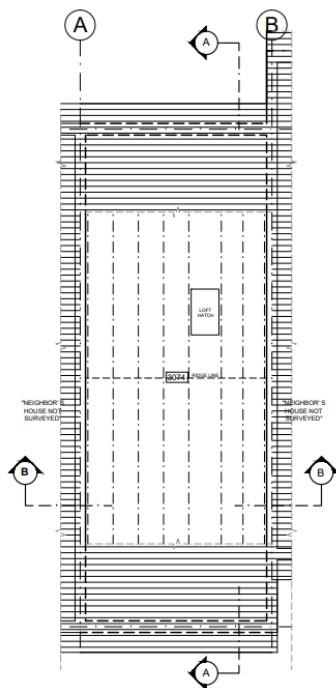


Ground Floor Plan

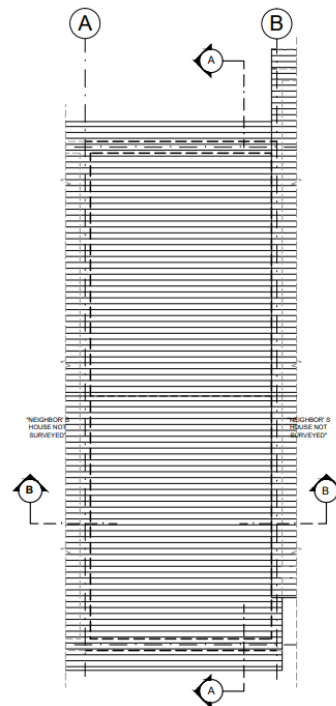


First Floor Plan

Existing Plan Loft and Roof



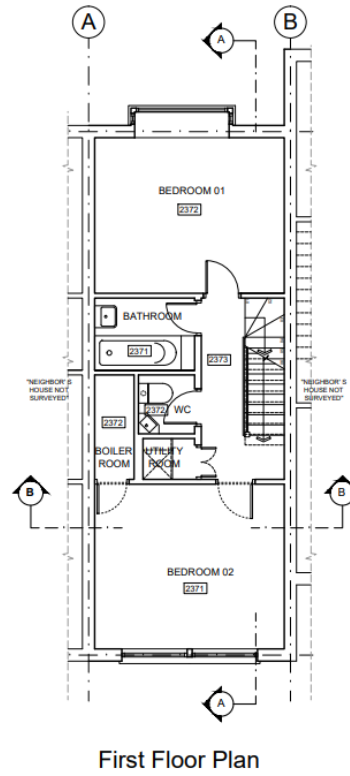
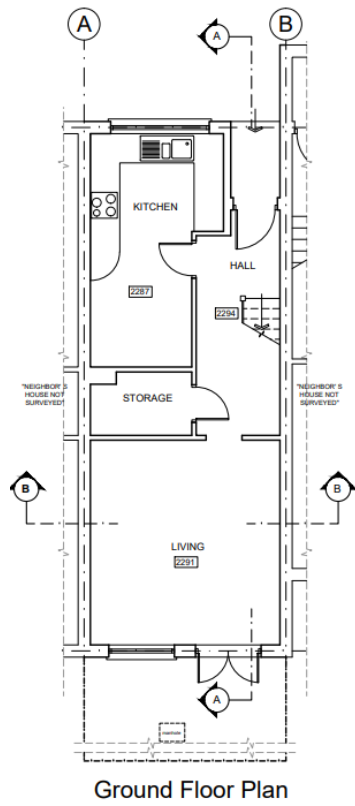
Loft Floor Plan



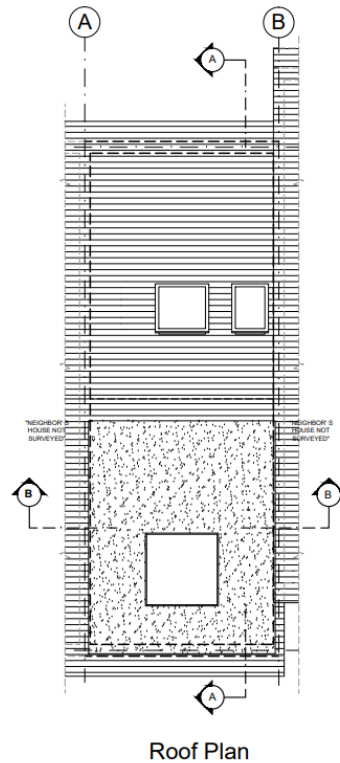
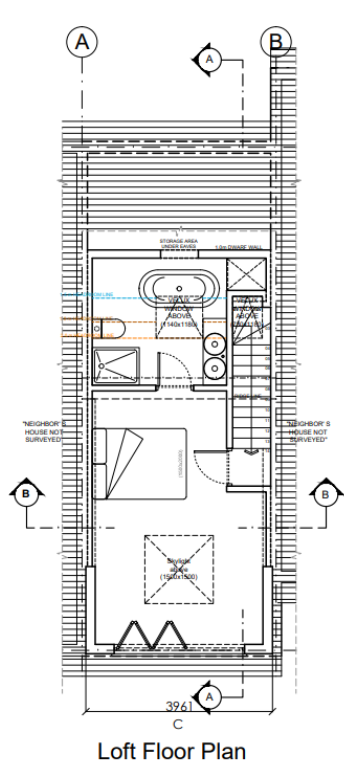
Roof Plan

Fire Strategy Report for 36 Cressfield Close, London, SW5 4BW cont:

Proposed Plan Ground and First Floor



Proposed Plan Loft and Roof





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