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To: Regeneration & Planning
London Borough of Camden
Town Hall
Judd Street
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FIRE SAFETY ASSESMENT (TO ACCOMPANY PLANNING APPLICATION).

SITE ADDRESS: Apartments 3 and 4. 2 Richborough Road London NW2 3LU.

MY REF: 222006.

DATE: 14-11-22

PROPOSAL.

Erection of single-storey, ground floor rear elevation extension. (situated on the South West side of the two-storey existing back addition).

ILLUSTRATING PLANS (INCLUDED WITH PLANNING APPLICATION):

222006-1. 22006-2.

MANDATORY REQUIREMENTS.

The works proposed are required to be compliant with the statutory requirements of The Building Regulations Approved Document B.

Approved Inspectors will be appointed and a compliant Building Regulations Full Plans Application submitted detailing all statutory FIRE SAFETY and COMPLIANT CONSTRUCTION that is required.

GENERAL.

SITE WORKS AND LOCATION.

Erection of single-storey, ground floor rear elevation extension. (situated on the South West side of the two-storey existing back addition).

Host building is Use Class C4 dwelling comprising 4 floors 8 studio apartments Semi-detached building. Ground floor apartments 3 & 4 are subject of this application. Both have independent unimpeded access and escape. (see drawing 222006-2-Proposed).

FIRE AND RESCUE ACCESS.

To comply with any Fire Service review of the proposal following Building Regulations Application (If the works qualify for such review).

Access to the site and building is unhindered.

Fire and Rescue vehicles have clear access to the front elevation directly from roadside. (see 222006-2-Proposed).

The rear elevation and side elevations are accessible on foot and are within operational range for the use of firefighting equipment on and personal rescue / exit.

OCCUPANT EVACUATION.

Studios 3 & 4 (affected by the proposed works) are open plan (including extension proposed).

Exit Routes: Both studios via external doors rear open area with clear escape route to road frontage.

FIRE ALARM SYSTEM (HEAT & SMOKE DETECTION).

Existing system has been passed as compliant with The Building Regulations for the whole building.

Fire (heat) and smoke detecting system with control panel. Sensors mains wired with battery or condenser back up, all positioned on as set out in The Building Regulations Approved Document B. and fitted in accordance with the manufacturer's instructions. To comply with B.S. 5446 Pt. 1.

CONSTRUCTION.

Proposed extension to comply with current Building Regulations in all respects.

Host building is compliant with The Building Regulations prevailing at the time of construction.

- Floors incombustible.
 - External walls incombustible.
 - Internal partitions 1/2 Hour fire check.
 - Internal doors 1/2 Hour fire check.
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