

**179 Joel Street  
Pinner HA5 2PD  
Fire Strategy Statement**

***Introduction***

179 Joel Street is located in a residential area accessed via pedestrianised paths from the main road known as Joel Street Pinner in Northwood Hills. This Fire Safety Statement accompanies the planning application primarily for the retention of a single storey rear extension. The proposed works are considered as a minor development as the works do not change the egress route from the building nor do they increase the risk of fire within the building. The existing internal fabric, including new doors will be enhanced from a fire protection point of view. All works executed on site will be to the satisfaction of Building Control requirements.

***The Building's Construction as Existing***

The existing building is of a traditional construction with load bearing solid/part cavity walls, solid internal partition walls and part suspended timber/solid concrete floors.

***Means of Escape and Evacuation Strategy***

The front exit does not extend the travel distance to the egress point, hence there is no change to the fire strategy and travel distances are within acceptable limits. All ground floor rooms have direct access to the fire protected hallway/stair well and egress will be via the front door as per the current arrangement, where the assembly point will be nearer the public highway to the front of the property. There are secondary escape routes to assembly points into the rear garden either via doors or ground floor windows which have escape provisions. The large rear garden has access to lawns beyond and access around the side of the property also provides an alternative means of escape. All doors opening into the staircase lobby will have half hour fire resistance with smoke alarms at each landing level, interconnected to mains electricity with battery backups. The kitchen area will be provided with heat and smoke detectors. All first floor windows have openable panels suited to enable fire rescue in case of emergencies. All working details and site execution will be to the satisfaction of Building Control requirements.

***Passive and Active Fire Safety Measures***

Existing smoke alarms to circulation areas as stated above, will be replaced and upgraded to current standards with aforementioned additional heat detector to the kitchen area. Similarly a current standard carbon monoxide alarm detector will be provided to the boiler enclosure. All works will be inspected and certified by an approved Building Control Inspector. All materials used will be fit for purpose and will be certified as per the latest statutory requirements. Any glazing within 1m or on the boundary will have fire-resistant properties, wherever the area exceeds the maximum allowance in Approved Document B.

### ***Space provisions for Fire Appliances***

A utility cupboard in and around the kitchen area will be solely used to store a fire extinguisher and a fire blanket. Access to the cupboard will be kept strictly free from obstructions. Additional fire extinguishers will be located in the front lobby plus one each on the upper floor landings suitably housed in enclosures and marked clearly.

### ***Access and Facilities for the Fire and Rescue Service***

The main access for firefighting is via the front driveway and front door of the property. It will be possible for fire appliances to be used near and within the building. The main internal circulation routes through the property will be further enhanced in terms of fire protection, as a result of the proposed works. This will allow fire services un-incumbered access to the entirety of the property for the completion of their tasks.

*April 2023*