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Fire Safety Strategy for 1 Micawber Avenue, Hillingdon, UB8 3NY

All aspects of the scheme will comply with Approved Document B -volume 1: Dwellings. The refurbished kitchen and new dining space will have mains operated linked heat detection to LD3 standard. The works under this application will not affect any of the existing escape routes or significantly alter the current fire strategy arrangements, nor will they affect the fire services ability to attend the site in the event of an emergency. This, including proposed provisions will all be reviewed / agreed and confirmed with the appointed Building Control officer during the build process to ensure full compliance with building regulations.

The new extension walls will be of a masonry construction with internal and external finishes, with fire protected intermediate floors, all new structural steelwork will be suitably protected to provide the necessary fire rating. All internal studwork walls will be boarded with 12.5mm plasterboard (fire rated where necessary) on each side with mineral wool (Rockwool) insulation tightly packed in voids. The timber roof structure will be boarded with 12.5mm plasterboard.

Item 1. Space for fire appliances and assembly points.

The proposed rear extension does not alter the ability of the rescue services to attend the site and position fire appliances. The existing front entrance route from Hill Crescent remain the same. Exit and entry to the dwelling are through the main front and side entrances.

The proposal allows for secondary escape to the rear garden, as is the case with the existing. In the event of a fire evacuation, Hill Crescent is an open street and space for evacuation / assembly are readily available. Assembly points can be any suitable distance from the dwelling.

Item 2. Passive and active fire safety measures to reduce the risk of life and serious injury in the event of fire.

Passive measures to include the proposal of FD30 Fire doors to kitchen area. Fire resisting plasterboard is proposed where applicable to prevent the spread of fire. Active measures include the proposal of a heat detector to the kitchen area, linked with mains smoke detectors within the hallway. All heat and smoke detectors to conform to the current BS and BS EN. All in accordance with the Approved Document B.

Item 3. Construction products and materials to minimise fire spread risk.

Building materials for the Rear Extension will be in accordance with Part B of the Building Regulations and construction will, be carried out using suitable fire control methods. The proposed construction methods do not impact the fire safety of neighbouring buildings. Fire rated plasterboard will be used where required to prevent the spread of fire.

Item 4. Means of evacuation and escape strategy.

The primary means of escape from the ground floor is via the front door and the secondary means of escape is via rooms windows. Means of escape from the first floor of the property is unchanged by the proposal. This would be by the primary staircase to the front door and via rooms windows to the outside, as a secondary route.

Item 5. Access and Equipment for fire fighting.

Fire and Rescue Services can gain access to the property via the existing front door. This applies to the construction phase and permanent occupation phase. Access to adequate fire fighting water supply to be obtained from existing facilities.

The provision of any fire extinguishers will be matter of choice for the owners/occupants.

This is not a major development, and the works are typical of most domestic extensions where compliance will be agreed and implemented during the on-site phase of works in accordance with Approved Document B. Both the applicant and I are of the opinion that this report should be sufficient for its intended purpose and demonstrates compliance with Fire Safety Policy D12 (A).