

FIRE SAFETY STRATEGY

10 FOWLER WAY, UXBRIDGE, UB10 0FP



INTRODUCTION

The proposal is for the erection of a single-storey rear extension. The house is a two-storey semi-detached dwelling along Fowler Way. All the houses on the road are similar in size and appearance. The property is an existing two-storey building built of 225mm thick solid brickwork with render finish in places, tiled roof, suspended timber floors and timber, doors, and windows. All proposed extension walls will be constructed with 300mm thick cavity wall.

SAFETY PLAN/STRATEGY

Means of escape/entry

The windows and doors have openings wide enough for means of escape being minimum 0.33m². Clear opening areas and no dimensions less than 450mm wide x 450mm high [typ.450x750 clear opening]. Bottom of openable area not to be more than 1100mm above FFL.

Occupants should evacuate using the stair leading to the front door of the house, except occupants of the extended kitchen/dining room, for whom exit should be via the garden door whilst maintaining a greater distance from kitchen hob and white goods.

The proposed works do not compromise the existing means of escape from the building. Fire appliances can gain access to the building from the road.

Fire Alarms and Detection Systems

There will be self-contained mains operated smoke detectors and a fire alarm system in use. Due to the increased level of smoke detection, the fire will be detected at a very early stage resulting in early warning to the occupants.

Construction/Elements of Structure

- The property is an existing two-storey family dwelling built of 225mm thick solid brickwork with render finish in places, tiled roof, suspended timber floors, timber, UPVC and aluminium doors and windows.
- The habitable rooms are all situated from the staircase and separated by (non-fire) doors which are to be replaced by FD30 doors.
- There will be self-contained mains operated smoke detectors and a fire alarm system in use.
- Fire appliances can gain access to the building from the road.
- The proposed works do not compromise the existing means of escape from the building.
- Any new external materials will be to requirement B4 of the current building regulations B with Class B-S3, D2 or better, spread of flame.
- Fire resistant cavity barriers to be inserted at eaves level to proposed works.
- The proposals have no lift.
- Occupants should evacuate using the stair leading to the front door of the house, except occupants of the extended kitchen/ dining room, for whom exit via the garden door may be utilised whilst maintaining a greater distance from kitchen hob and white goods.