

## FIRE STRATEGY: PROPOSED REAR EXTENSION AND PART SIDE FIRST FLOOR EXTENSION AT 5 HEATHERFOLD WAY, HA5 2LG

**Proposal:** Single storey rear and first floor (side) extensions to detached building at 5 Heatherfold Way, Pinner, HA5 2LG

**Fire Strategy:** The detail of the strategy must be appropriate to the scale and complexity of the development. 5 main points will be considered

**Point1:** Unobstructed outside space- The application site has a good size front garden directly off a Cul-de-sac (Heatherfold Way). There is adequate space for a Fire appliance vehicle to park and have direct access to the proposed extensions and application building. Site outlined in Red (Refer Photograph below).

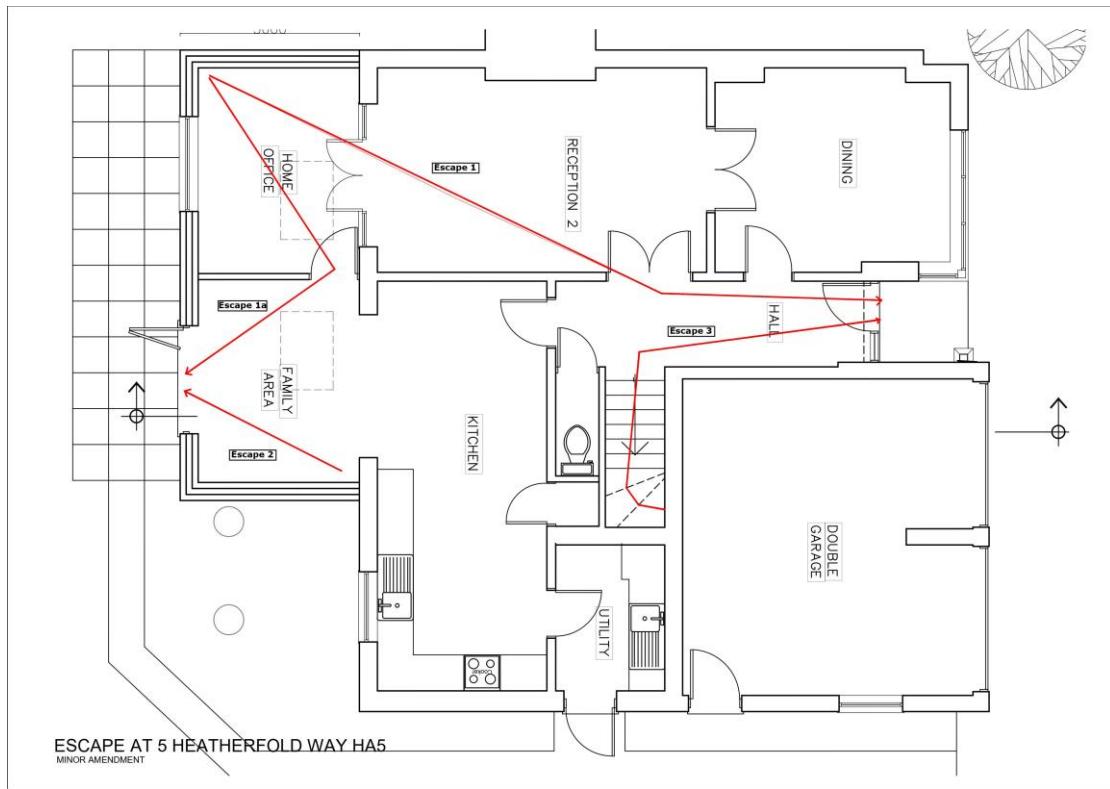


Aerial view showing adequate outside space- Courtesy Google Earth

**Point 2: Design to reduce risk to life-** In the event of fire in the property, the existing kitchen, (separated from the rear extension by a 30-minute fire door), is provided with a Heat Detector, which is mains wired with battery back-up. The rear extension walls will be constructed with 5N concrete cement blocks and facing brick with a 15mm Gypsum fireboard ceiling. Escape from the first floor extension will be through Bedroom 4 to the first floor landing and down the existing stairs. As the building has no loft accommodation, the first floor bedroom doors are not required to be fire resistant. The existing smoke alarms on the first floor landing and entrance lobby and the aforementioned Heat detector, will provide the needed early warning alarm system in the extended house.

**Point 3: Constructed to minimise fire spread-** Both extensions will have ceilings finished in 15mm fire board. The floor finish in the rear extension will be laminated boards. This will achieve Class O fire spread in the rear extension area. The rear extension will be constructed with a concrete floor and brick and block walls to form a 30minute fire enclosure. Upvc doors and window frames provide 30minute fire resistance.

**Point 4: Means of Escape:** The proposed rear extension will create a new Studio/Office and family space linked to the existing kitchen. The main escape will be direct to the rear garden. This is in line Approved Document B1, section 2.8a and b, the garden length of 14.2m relative to the maximum building height of 7.9m means the rear garden can be used as an area of safety. In addition, there is clear access from the rear garden to the front area of the house. Secondary escape from the rear extension is also possible through Reception 2 to the main front door. This provides dual escape. As mentioned earlier, the escape route from the first floor will be down the staircase and straight through the front entrance door to safety in the front garden and Cul-de-sac.



**Point 5: Access for fire fighters:** This will be via Heatherfold Way which gives direct access for fire fighters and their equipment to the property.

The proposed development will provide the required level of safety with regards to fire hazards.

Mattix Limited  
July 2023

Minor Amendment application.