

**Extension Architecture**

1st Floor, Cobden House,  
231 Roehampton Ln,  
London  
SW15 4LB  
+44 7517802898  
info@extensionarchitecture.co.uk

**26 May 2026**

**Project:**

29 Heathfield Rise,  
HA4 7NF

## **FIRE SAFETY STRATEGY**

POLICY D12 PLANNING IMPLEMENTATION

This document has been prepared by Extension Architecture on behalf of the client for **29 Heathfield Rise, HA4 7NF** in support of the of Permitted development

**Description of Works:**

Proposed loft conversion with rear dormer to match the existing materials.

## **Table of Contents**

Fire Safety Compliance3

Schedule of Materials4

Fire Truck Access Plan & Hydrant Location5

Fire Escape Plan6

## **Summary of Functional Requirements for Part B of Building Regulations for 29 Heathfield Rise, HA4 7NF**

The table below is a list of fire safety objectives and performance requirements for the development of **29 Heathfield Rise, HA4 7NF** as evidence for the provision of fire safety measures for occupants of the property.

### **Fire Safety Compliance**

<b>Means of Escape</b>	Shortest possible travel distance into the fire compartment hall leading to fire exit.
<b>Compartmentation</b>	Stairwell (fire escape) separated and compartmentalised from adjoining rooms by 30min plasterboard walls.
<b>Structural Fire Resistance</b>	All steels to be encased in fire rated plasterboards 15mm gypsum board GyrocFireLine 60min resistance.
<b>Active Heat and Smoke Detection Alarms</b>	Heat detectors in kitchens, smoke alarms in halls and loft. No sprinklers needed.
<b>Emergency Lighting and Signage</b>	N/A
<b>Access and Facilities for Fire Fighting</b>	Fire truck access on street in front of building with fire hydrant locations annotated.
<b>Smoke Management Systems</b>	FD30 doors with fire brushes. Passive ventilation via windows.
<b>Passive Fire Prevention Systems</b>	FD30 doors with fire brushes. Passive ventilation via windows.
<b>Automatic Suppression Systems</b>	N/A - No sprinklers required.

## Schedule of Materials

The table below is used to identify the main construction elements for the proposal and outlines the passive and active fire safety building control measures that will be followed in order to reduce the risk of fire.

<b>Element</b>	<b>Component</b>
<b>Internal Walls – Type A</b>	Single layer 12mm plasterboard with 100mm timber stud
<b>Internal Walls – Type B</b>	Double plaster boards with 100mm timber stud
<b>External Walls – Type A</b>	Non-combustible Brick inner and outer leaf
<b>External Walls – Type B (Dormer)</b>	Timber construction finished with plasterboards internally and slate externally
<b>Roof – Type A (Dormer)</b>	Timber roof with GRP finish
<b>Roof – Type B</b>	Timber roof with clay tiles
<b>Floors – Type A</b>	Fire treated Timber in floor with tile finish on the floor and single layer plaster boards on ceilings
<b>Floor B – Type B</b>	Fire treated Timber in floor with laminate finish on the floor and single layer plaster boards on ceilings
<b>Doors</b>	Solid timber doors with FD30 rating.
<b>Stairs</b>	Hardwood stairs.
<b>Steels</b>	All steels to be encased in fire rated plasterboards 15mm gypsum board GyrocFireLine 60min resistance.
<b>Heat Detector/Alarm</b>	Eil44RC Heat Alarm 140RC Series Type Thermistor 58 degrees located in the stairwell on each floor.
<b>Smoke Detector/Alarm</b>	I3 Photoelectric Smoke Detector System Sensor Type (Model 2W-B, 4W-B) with thermal sensor rated 57.2 degrees C.