FIRE SAFETY STATEMENT

45 Irene Ave,
BN15 9NZ

The provisions for escape and fire protection has been considered for the proposed works in line with Policy D12 to ensure the safety of all building users.

Outside Space, Access & Escape

We can confirm the property has suitably positioned unobstructed outdoor space for fire appliances to be located on and suitable for use as an evacuation assembly point. The existing property also has apt and convenient means of escape and evacuation via the existing and proposed stairwell.

We can confirm the development proposed does not require the provision of evacuation lifts.

Design & Risk of Fire Spread

The proposal for the loft conversion is to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire.

Installation of 30-minute fire rated doors and mains operated interlinked smoke alarms will be provided and installed within the stairwell of the property. The proposed staircase is protected to withstand 30 minutes of fire with the stairway not passing through any habitable rooms. The proposed layout is a suitable way to minimise the risk of fire spread.

Specifications

All doors to stairway serving habitable rooms are to be FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface, 18mm fireline board to underside of new staircase with skim finish. Mains operated, self-contained and inter linked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1. All units to also have rechargeable batteries in case of mains power loss. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

Should you require any further information, please don't hesitate to get in contact.

George Kain
Fast Plans
plans@fastplansuk.co.uk
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