

Fire Safety Report 2 Elmstead Close

Prepared by:

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To comply with Policy D12 The London Plan 2021 fire safety features have been incorporated within the proposal achieve the highest standards of fire safety.

The property is located at 2 Elmstead Close

there is ample space adjacent to the front for Fire appliances and assembly of the inhabitants.

Fire doors separate habitable rooms from the means of escape principally bedroom, living room and kitchen. Mains powered interlinked smoke detectors are placed in all landings and hallway to final exit. The kitchen to have Heat detector linked to the alarm system. BS 5446

DETECTORS SHOULD NOT BE WITHIN 300MM OF ANY VERTICAL FACES OR LIGHT FITTINGS.

ESCAPE DOOR BETWEEN ROOMS TO BE MIN 600 WIDE X 2030HIGH

DOORS TO ALL ROOMS (EXCEPT BATHROOMS AND SHOWERS) LEADING ON TO THE STAIRCASE THROUGHOUT THE HEIGHT OF THE BUILDING MUST BE FD20/E20.

GLAZING WITHIN OR ABOVE DOORS TO HABITABLE ROOMS ON EACH FLOOR LEVEL TO BE MINIMUM 30 MINUTES FIRE RESISTING.

WHERE SVP PENETRATES FLOOR IT SHOULD BE ENCASED TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

NEW STAIR ENCLOSURE, PARTITION & FLOOR, FLOOR WITHIN ESCAPE ROUTE TO BE WITHIN 30 MINUTE FIRE RESISTING CONSTRUCTION.

EXISTING EXPOSED FLOOR AREA WITHIN THE ESCAPE ROUTE IS TO BE FILLED WITH 100MM INSULATION ON CHICKEN WIRE IN THE FLOOR VOID

In the event of a Fire the building population will evacuate to a place of safety on 2 Elmstead Close