



15 Lower Croft

Fire Safety Report
(Feb 2022)

Project details

**Client property address:**

15 Lower Croft
Bury
Whitfield
M45 7NS

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

Resi Contact:

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Planning Portal Reference:

PP-11051581

Planning Application Type:

Householder Planning Application

Introduction & context

Description of proposed works

Proposed first floor extension, porch, facade alterations, floor plan redesign and all associated works at 15 Lower Croft

Introduction

Resi has prepared the following “Fire Safety Report” based on the latest approved document (part B - fire safety). However, the fire strategy should be fully discussed, confirmed and approved by the relevant Building Control Body prior to commencement of the works and throughout the construction process.

AD - Part B (Fire Safety)

Fire strategy to follow the guidance in the Approved Document (Part B). Any deviation from AD-B has to be approved by the relevant Building Control Body.

The fire strategy to be fully discussed, confirmed and approved with BCB prior to commencement of the works and throughout the construction process.

Fire detection and alarm system minimum requirements

Fire detection and alarm system to be minimum Grade D2 Category LD3 standard.

Smoke alarms to be provided in the circulation areas at all levels and heat detector to be provided within the kitchen area. All to be mains powered with standby power supply (such as a battery) and interconnected via hard-wire.

Means of escape in dwelling-houses

Escape from the ground floor: all habitable rooms to have direct access to a protected hall (min REI30) leading to final exit OR have an emergency escape window or door. Inner rooms to have an escape window or door.

Escape from the first floor (max of 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit OR have an emergency escape window. Inner rooms should have an escape window.

Escape from the loft floor (only one storey more than 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit. No inner rooms allowed on upper storeys more than 4.5m above ground level.

Escape from dwellings with more than one storey more than 4.5m above GL: Dwellings to comply with paragraph “Escape from the loft floor (only one storey more than 4.5m above GL)” above PLUS provide a sprinkler system throughout, designed and installed in accordance with BS 9251. No inner rooms allowed on upper storeys more than 4.5m above ground level.

Loft conversion

For loft conversions (one new storey more than 4.5m above GL), fire resisting doors (min E20) and partitions (min REI30) have to be provided, including upgrading the existing doors/stairs where necessary. Where the ground-floor layout is open plan, new fire rated partitions have to be provided to enclose the escape route.

Alternatively:

- Provide sprinkler protection to open-plan areas;
- Provide fire separation from the ground floor and the upper floors (min E20 doors and min REI30 partitions) to allow occupants of the loft to access a first-floor escape window.
- Separate cooking facilities from the open-plan areas with fire-resisting construction (min REI30).

AD - Part B (Fire Safety)

Galleries

Gallery to have an alternative exit OR have an emergency escape window (where the gallery floor is a max of 4.5m above GL).

Alternatively:

- Any cooking facilities within a room containing a gallery to be enclosed within fire-resisting construction (min REI30) OR be remote from the stair to the gallery to not prejudice the escape from the gallery.
- Visible area (void on the room below) to be at least 50% of the floor area of the room containing the gallery.

Garages

If the garage is attached or forms an integral part of the dwelling, it has to be separated from the rest of the dwelling by fire-resisting construction (min REI30). This should include walls, doors and floors as applicable.

Where a door is provided between the dwelling and the garage, the garage floor has to be laid such that it falls away from the door to the outside OR the door opening has to be a minimum of 100 mm above the level of the garage floor. The door has to have minimum E30 fire resistance and be fitted with a self-closing device.

Basement

All habitable rooms to have direct access to a protected staircase (min REI30) leading to a final exit OR have an emergency escape window.

Flats

All habitable rooms to have direct access to a protected hall leading to final exit. Inner rooms (allowed on storeys up to max 4.5m above GL) to have an escape window or door.

All elements (including glazing) forming the protected hall to have minimum 30 minutes fire resistance.

All elements (walls, floors, ceilings, underside of staircases and doors) between the flat and other flats or between the flat and common parts of the building to have minimum 60 minutes fire resistance.

Existing elements retained

If existing walls, doors, and any glazing forming the protected escape route are retained, compliance to be checked and confirmed on-site by BCB. Upgrading/replacement may be required to achieve compliance.

If existing windows are kept and used as egress windows, compliance to be checked and confirmed on-site by BCB. Replacement may be required to achieve compliance.

Automatic water fire suppression system

If a residential AWFSS is installed, details and specifications from specialist supplier to be submitted to BCB for approval prior to commencement of the works.