

Noise & Fire Safety Statement

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49 Pier Road, Northfleet, Gravesend DA11 9NB

Purpose

This combined statement summarises the measures proposed to secure adequate internal acoustic separation and fire safety provisions between the ground-floor flat and the upper HMO (and between rooms within the HMO), in accordance with Approved Document E (acoustic performance) and Approved Document B (fire safety).

Noise & Acoustic separation (internal amenity)

- **Floor / ceiling separation:** Provide a 30-minute fire and acoustic floor separation between stacked units / between the flat and upper HMO. Where new board layers are required, these will be specified to meet numeric airborne and impact sound reductions appropriate to Approved Document E.
- **Acoustic treatment:** Install acoustic mineral wool between joists and appropriate resilient channels or floating floor construction where required to achieve target sound insulation; provide sealed junctions to limit flanking paths.
- **Party walls / partitions:** Internal partitions separating units and bedrooms will be constructed to meet required sound insulation performance, with seals at all junctions and services.
- **Verification:** Pre-completion acoustic test or supplier performance data will be provided where required by condition to demonstrate compliance with Building Regulations (Approved Document E).

Fire safety & means of escape

- **30-minute separation:** Maintain a minimum 30-minute fire resisting separation between the two residential units, as described above, to protect escape routes and adjacent occupants.
- **FD30 doors:** Provide FD30 fire doors to circulation and separative partitions where required (fitted with self-closing devices and appropriate intumescent/protected ironmongery).
- **Detection & alarm:** Interlinked mains-powered smoke detection installed to Grade D / LD2 standard (or as required by Building Regulations / local fire authority guidance), with heat detection in kitchens and battery back-up or mains with standby.
- **Protected escape:** Preserve and maintain a protected escape route via the existing main stair to a final exit at ground level; clearly signed and kept free of obstruction.
- **Means of warning & route:** All escape routes will be clearly signed and lit, and the route to the street maintained unobstructed at all times.
- **Compliance:** The above measures have been designed to be consistent with Approved Document B and with the fire and life safety principles required for small multi-occupied dwellings. A detailed fire strategy will be produced alongside the building regulations submission and any additional measures required by the Building Control Body or Fire & Rescue Authority will be incorporated.

Management & verification

- The Household Management Plan includes tenant responsibilities (no obstruction of escape routes, immediate reporting of faults to detection systems and no storage of combustible materials in escape routes).
- All fire safety installations will be commissioned and certified as part of the building control process. Acoustic performance will be verified by means of design details or testing as required.

Conclusion

The combined noise and fire safety measures will ensure adequate protection of occupiers, maintain internal amenity between units and secure compliance with the relevant parts of the Building Regulations (Approved Documents E & B). These measures are consistent with the design approach in the planning submission and will be secured by building control certification.