

Building Plans



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14a Enmore Gardens
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FIRE SAFETY STATEMENT

INTRODUCTION

This document outlines the fire safety provisions being made in relation to the retention of the single-story ground floor rear extension, two story side extension, loft conversion and new pitched roof over porch entrance at 14a Enmore Gardens. The statement seeks to demonstrate that the proposal complies with the requirements of Policy D12 (A) of the London Plan.



MEANS OF ESCAPE

In accordance with building regulation's Part B Section 1.1 a fire detection system is proposed and will be mains operated and sited in all landings and hallways. All windows are suitable for means of escape and comply fully with section 2.1 of the Approved Document B1. There is a protected stairwell to the final exit as the proposed second floor level is 4.5 metres above ground level in compliance with Section 2.2b of Approved Document B1. All doors to habitable rooms are to be fitted with 20-minute fire resisting doors. The loft room doors will be 30-minute fire resisting doors.

FIRE SERVICE ACCESS

The location property offers good access to fire service vehicles compliant with Approved Document B1.

The dwelling is detached and would be easily identified for means of access to the dwelling.

DWELLING CONSTRUCTION

The existing and proposed wall construction to eaves level is a mixture of 225mm brickwork and cavity constructed block work with a render finish. The dormer extension at loft level is timber framed and has a tiled finish as does the pitched roof. Fire separation between all floors will be achieved using fire retardant plaster board. The dwelling is a detached property therefore fire spread will be unlikely to affect nearby structures.

CONCLUSION

This statement for refurbishment and extensions complies fully with the London Plan (2021) and The National Planning Policy Framework (2019) in respect of fire safety of the dwelling.