

## **Fire Safety Statement**

50 Halford Road

Construction of ground and first floor extensions

### **Policy D12**

In the interest of fire safety and to ensure the safety of all building users this development has been designed to achieve the highest standards of fire safety, as is required by Policy D12 of the London Plan 2021.

### **Proposed Works**

The proposed works can be summarised by the following:

- Internal reconfiguration and ground floor rear extension to create a more usable open plan kitchen / living / dining space.
- Construction of a master bedroom at first floor level.
- Further details are shown on the submitted plans.

### **Construction**

The construction will be: -

- Traditional block and mortar construction, with the appropriate non combustible / fire rated insulation, plasterboard linings and seals to comply with current building regulations and Approved Document B.
- FD30 fire rated doors are proposed to separate the kitchen / living space from the hallway, with new FD30 doors to the two habitable rooms as well.
- A suitable egress window at 1<sup>st</sup> floor to the front and rear of the property no higher than 4.5m from ground floor level
- Two escape routes from the rear of the building; one via the ground floor rear extension and a second through the window of the rear second bedroom.
- Both first floor egress windows to the front and rear are no higher than 4.5m from ground floor level.
- All proposed finishes, fixtures and other materials will be non-combustible to reduce the risk of fire.

### **Other**

Mains operated interlinked smoke (BS EN 14604) and heat (BS 5446-2) detectors with battery back-up. Heat detector to kitchen. Smoke detectors to all circulation

### **Existing Safety Features**

The property has two escape routes from the front of the building; one through the main door and a second through the window of the front master bedroom.

The rear of the property accesses directly to the front of the property and main road, providing sufficient space for fire tender access and assembly point.