

WESTON RENGIFO ARCHITECTS PRACTICE

Fire Safety Statement

56 BEECH WAY – TW2 5JT

August 2021

Rev 00

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1. INTRODUCTION

The purpose of this Fire Safety Statement is to give an overview of the relevant fire safety factors that are relevant to this site and to demonstrate that the proposal contained within the associated planning application complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

The application site currently contains a three storey house building which is a residential dwelling. The current application proposes to extend the building at the rear.

2. COMPETANCEY STATEMENT

As a RIBA Chartered Practice with ARB registered Architects as part of the team, WR-AP can confirm that they hold the commensurate relevant qualifications and experience to have written this Planning Fire Safety Statement given the very small size of the development being proposed. i.e the extension and refurbishment of a single detached dwelling.

RIBA Chartered Practice No: 20030863

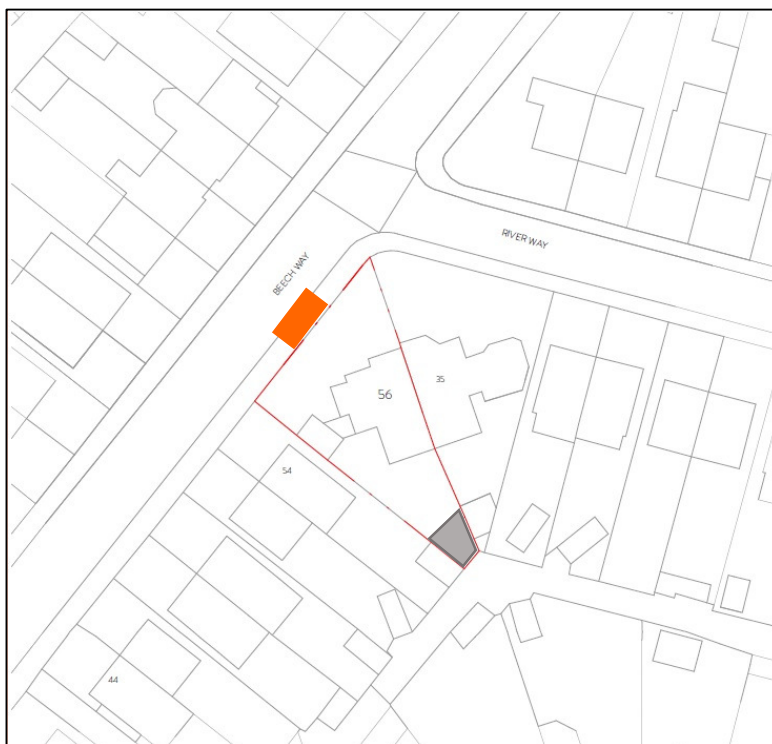
ARB Registration: **071576J**

3. COMPLIANCE WITH LONDON PLAN POLICY D12 (A1-A6)

To demonstrate the proposals have met the highest standards of fire safety, proportionate to the development, the following information has been addressed:

1 A) *Compliance with paragraph 3.12.3 of The London Plan 2021*

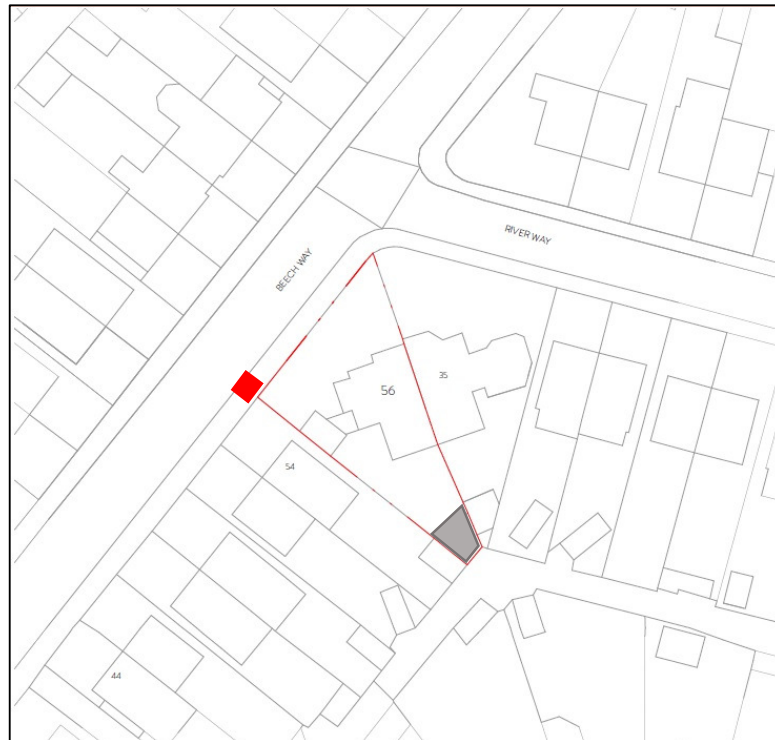
Applicants should demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future. See below plan.



■ Proposed location of fire appliances

1 B) *Compliance with paragraph 3.12.4 of The London Plan 2021*

Applicants should also show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation. See below plan.



■ Proposed evacuation assembly points

2. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures:

The Risk:

The proposal and the subject of this assessment is to build a new single storey extension to the rear of the property. The new facilities will benefit from a new smoke and heat alarm system. The building will be fitted with an interlinked fire alarm system to satisfy Part B2 of the Building Regulations.

3. Are constructed in an appropriate way to minimise the risk of fire spread:

The proposed construction will be blockwork inner leaf with render external leaf. Non combustible insulation will be used . No cladding panels or other non-standard materials are proposed. Where required under current building regulations, fire separation between internal compartments will be achieved using proprietary fire resistant plasterboard products (Fireline etc).

4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users .

The application involves the replacement of the existing tumbledown rear extension that was added as a rear garage in years after the original house was built, currently used as a storage room. The idea is to transform the space to cater for a home. Access out of the building will be into the garden and public highway at the front of the property onto Beech Way.

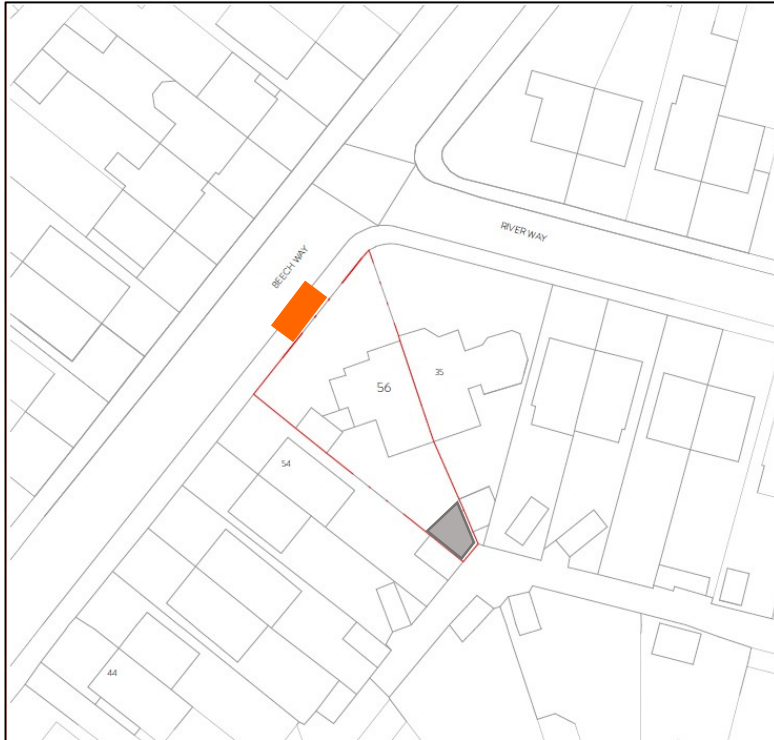
The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

Policy not applicable to Householder Applications

6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

See below plan for access arrangements for fire fighting.



■ Proposed location of fire appliances

Fire Service Access

The front of the building faces onto Beech Way. The residential road would be suitable for emergency vehicles attending the property in accordance with section 110.d of the National Planning Policy Framework [2019].

The building is semi-detached and unobscured making it straightforward for attending emergency services to identify means of access and egress.

Fire Management

The building will be fitted with an interlinked fire alarm system to satisfy Part B2 of the Building Regulations.

4. CONCLUSION

This fire safety statement demonstrates that the proposed new garage and outbuilding comply with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety and will result in an improvement to the fire safety of the property.