

FIRE STATEMENT
with regard to
THE LONDON PLAN 2021 - POLICY D12
at
FLAT 1 BROOKLYN LODGE, MILL HILL, BARNES

- 1) Please see the attached existing and proposed plans with the location shown for a fire engine and for an evacuation point. These would be both as existing, on the street or on the driveway, and are not changed by the proposed work.
- 2) The existing smoke and fire detection system will remain the same and is not affected by this proposal.
- 3) The new window is the same size as the adjacent window and will be formed within the solid masonry and will create no additional risk of fire spread than the original windows. The 'glass box' extension is outside the thermal line envelope of the flat as a 'conservatory' so the new patio doors and side lights to the Master Bedroom do not create any additional risk of fire spread than would the original timber framed patio doors and side lights. In fact far less as the glass box would help impede any fire spread from the Master Bedroom to the neighbouring property above.
- 4) The proposal does not affect the main means-of-escape route from the flat, which is via the main entrance door straight up the steps to the front of the house. However the patio doors from the Master Bedroom offer an alternative means-of-escape, which could be up the garden steps to the side garden and thence through the bin shed to the front driveway, or, back through the side passage again to the front. The glass box does not affect these means-of-escape routes.
- 5) This is a domestic flat with owner/occupiers. A written strategy for escape for 'building users' is not necessary.
- 6) Again as a domestic property the proposal has not created any additional need for access equipment or fire fighting appliances to be located within the 'development'..
 - a) I have attached drawings SD 2954/01A and .../02A with the locations that could be used for positioning of a fire appliance. These would be at the front driveway or the road alongside. The proposal has no affect on these spaces.
 - b) The drawings also show where people from the flat would escape to. The proposal does not affect where the owner/occupiers of the flat would go.

STRONG DESIGN
February 2022