

Fire Safety Statement in Accordance with Policy D12 of the London Plan.

SITE ADDRESS:

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Station Road
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This fire safety statement is produced to fulfil the requirement of policy D12 of the London Plan as adopted in March 2021.

Section A of the policy states “ in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety “.

The requirements are as follows;

1. Identify suitably positioned unobstructed outside spaces;

- a. For fire appliances to be positioned, and ;
- b. Appropriate as an evacuation assembly point.

The building comprises approximately 133m² of single storey accommodation with a small two storey element, all set 4m. back from rear pavement edge.

It is situated on Station Road which is a 20mph restricted predominantly residential road ,which would enable fire appliances to easily park and access the building.

The pavement in front of the site is 2.26m. wide which is adequate to provide a clear assembly point for evacuated occupants.

1. The development is 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 development is constructed in accordance with current Building Regulations relative to fire safety ,and as such has emergency lighting, illuminated emergency exit signage , appropriate width means of escape, and appropriate surface spread of flame to finishes.

1. The development is constructed in an appropriate way to minimise the risk of fire spread.

The existing elements of the building are all non combustible being a combination of pre cast concrete panels, masonry, and cementitious roofing.
All new materials satisfy the requirements of BS 476 class O.

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

The development provides front and rear double doors, 1.5m width, as escape routes.

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

A Fire Risk Assessment will be produced in accordance with the Regulatory Reform (Fire Safety Order) 2005, together with instruction and training of key occupants, and annual updates.

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

Fire blankets and extinguishers will be provided in accordance with numbers specified in the FRA , and checked annually.