78 LOWTHER ROAD LONDON SW13 9NW

PROPOSED LOFT CONVERSION WITH REAR AND SIDE DORMERS

FIRE SAFETY STATEMENT

THIS LETTER ACCOMPANIES PLANNING APPLICATION, EXISTING AND PROPOSED PLANS, LOCATION MAP, SUBMITTED ONLINE AS PART OF THE PLANNLING APPLICATION FOR THE ABOVE PROPERTY

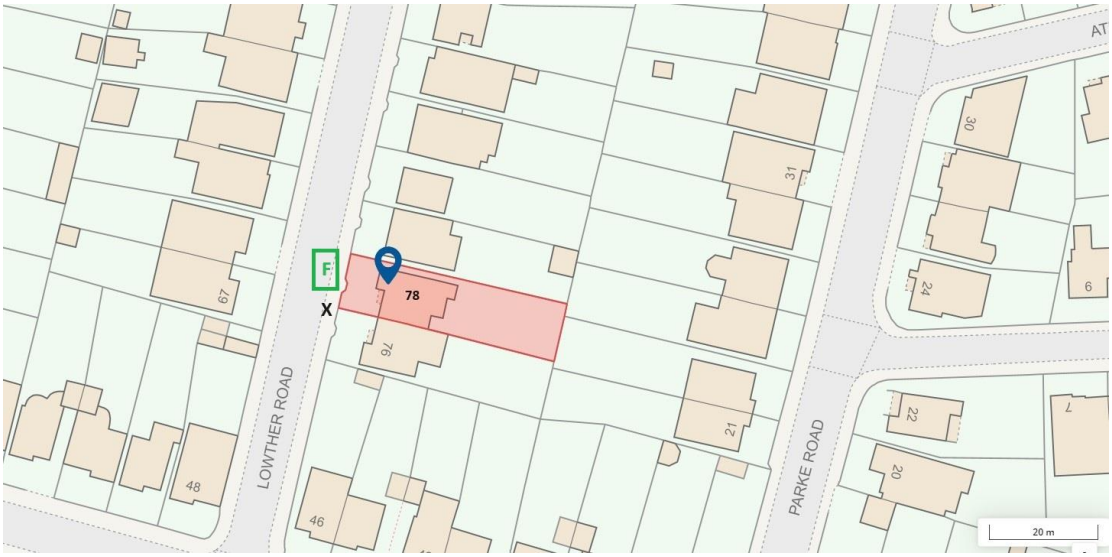
- INTRODUCTION

  Lowther Road is a residential street within Barnes Area.

  The building comprises 2 storeys detached houses.

  They contain front area and good size rear gardens.

SITE PLAN OF 78 LOWTHER ROAD



- LONDON PLAN POLICY D12 FIRE SAFETY DOCUMENT

In the interests of fire safety and to ensure the safety of all building users this proposal will achieve the highest standards of fire safety for this proposed works.

1) The frontage of 78 Lowther Road would be where fire appliances would be positioned and also appropriate for use as an evacuation assembly point.

2) The works to the property are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire by using and including appropriate fire alarm systems and passive and active fire safety measures.

3) The materials used within the works are constructed in an appropriate way to minimise the risk of fire spread.

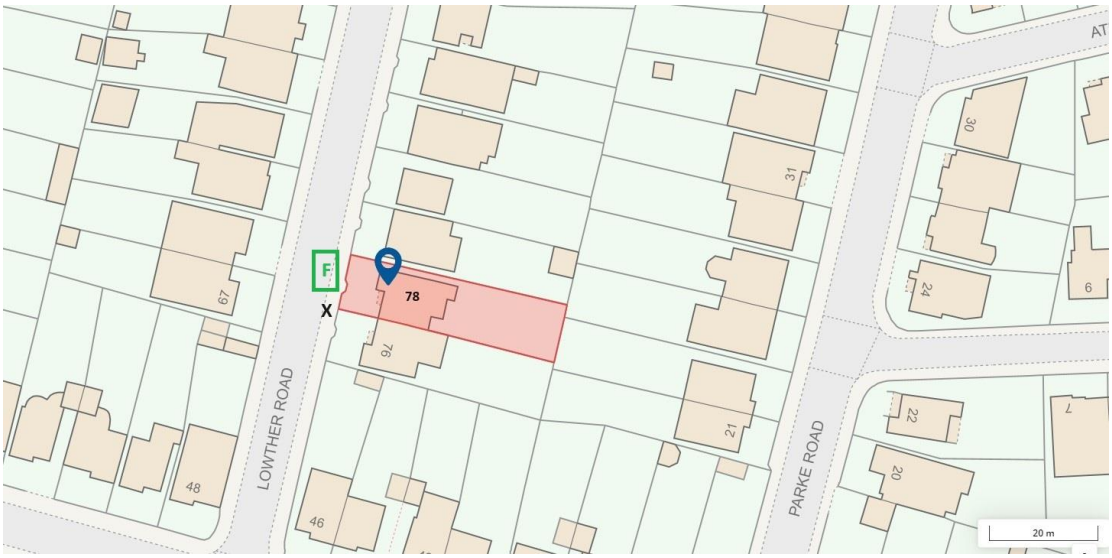
4) The main staircase which is enclosed will be suitable and convenient means of escape, and will be associated evacuation strategy for all building users

5) A robust strategy for evacuation which can be periodically updated and published will be provided for all building users.

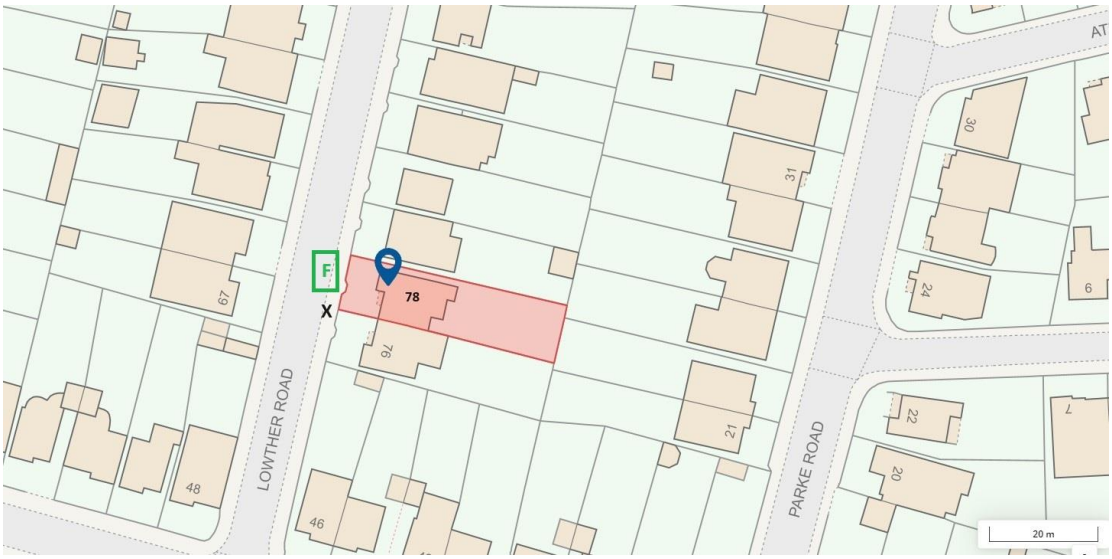
6) Clear access to the frontage of the property will provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Location Plan & Block Plan Location marked as F on the attached site plan this 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. Location marked as X on the attached site plan the appropriate evacuation assembly point. This space is positioned to ensure the safety of people using it as an evacuation situation.

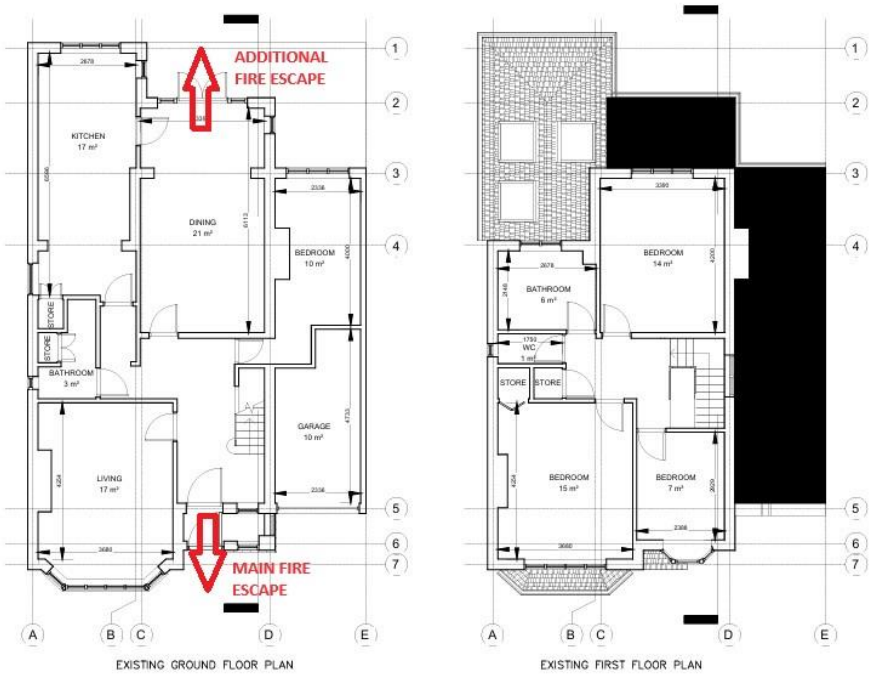
LOCATION PLAN



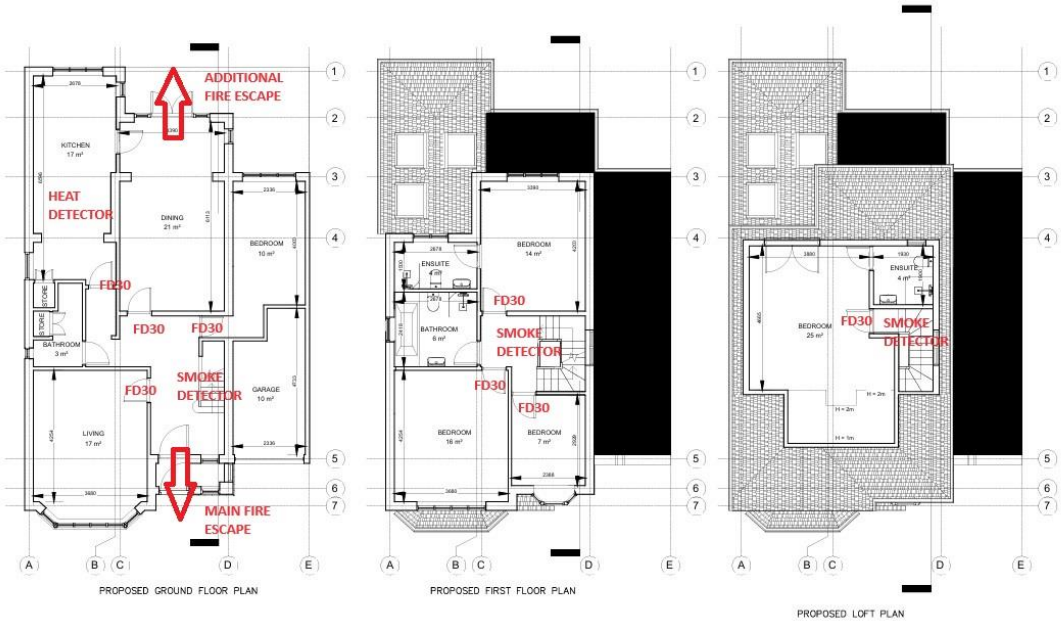
BLOCK PLAN



- MEANS OF ESCAPE



EXISTING FLOOR PLAN WITH FIRE ESCAPES



PROPOSED FLOOR PLAN WITH FIRE ESCAPES

Means of escape will be as per current situation as per above plans.

- RISK OF FIRE SPREAD

Fire Doors - All existing doors off the protected route will be changed to fire resisting doors (FD or E30) providing a minimum of 30 minutes fire resistance. Any Intumescent seals fitted to the frame or door edges will be as recommended by the door manufacturer to ensure it achieves the FD30 / E30 rating. Any existing damaged or inadequate door frames will be upgraded to accommodate the thicker fire doors and to achieve the appropriate fire rating standard. Similarly intumescent seals will be fitted where necessary.

One smoke alarm will be provided on every storey of a dwellinghouse. All smoke alarms and heat detectors will have independent battery backup power supplies.

The installation of the alarm system will be completed by a competent part P trained domestic installer. A certificate for the work will be presented to the BCO upon completion.

- FIRE SERVICES ACCESS

The main entrance door would be suitable to use by fire services when required. There is one additional ground floor access – via rear doors.
No assembly points are required for a single-family dwelling house.

- LANDSCAPING

Rear landscaping will be unaffected and front landscaping will be unaffected.

- ACCESS

Current main access to the property will be unaffected.

- SUMMARY

The proposal is on top level to the rear/side of the property. It will not change front main fire escape route. It will comply with Building Control regarding fire escape route. It demonstrates that will comply with Fire Safety Policy,