



FIRE SAFETY STATEMENT

For the terraced residential property of **17 RIPLEY GARDENS, SW14 8HF** for a householder planning application. See below each relevant criteria points to be met:

1. Fire Appliances & Evacuation Assembly Point

The pavement outside the property will act as an assembly at a suitably safe distance to provide protection from heat and smoke. All household occupants and visitors will be made aware of the assembly point location. During the construction phase, the contractor and all subcontractors will also be made aware of access routes in and out of the building.

Access for firefighters and equipment will remain as existing on the main road outside the property, and will not be impacted by the proposed works.

2. Design measures that minimise the risk of fire spread

In order to comply with Policy D12 of the London Plan 2021 a good level of fire safety is ensured through several precautions to be carried out throughout the proposed scheme.

The internal staircase will be 'fully enclosed' by means of addition of 30 minute fire rated doors (FD30) for all doors of habitable rooms onto the stairwell and hallways. A fire detection and alarm system will be provided, in accordance with the relevant recommendations of BS 5839-6. Smoke alarms will be provided in circulation areas on all floor levels of the flat. Smoke alarms will conform to BS EN 14606. A heat

alarm will be provided in the kitchen and will be mains operated and conform to BS 5446-2.

3. Construction & Materials employed to minimise the risk of fire spread

Consideration has also been given to the construction of all new building fabric elements, including load bearing elements, internal partitions, doors, wall linings and ceiling linings, and these will at a minimum comply with the requirements of Approved Document B. All steel beams will also give 60-minute fire protection.

All new external materials will be to the requirement of the current building regulations with Class B-s3, d2 or better, spread of flame. Fire resistant cavity barriers to be inserted at eaves level to proposed works.

4. Means of escape

The proposed works do not compromise the existing Means of Escape from the building. Further to criteria point #1, and as currently in practice, in the event of an emergency all occupants shall exit the property via the front door directly leading to the pavement and Ripley Gardens.

The proposal has no lifts.

6. Access for Firefighters & Equipment

Provisions for access and equipment for firefighting will remain as they currently exist, access via the public highway, and equipment placed on the public highway. Fire appliances can be positioned on the public highway outside no. 17 Ripley Gardens, continuing the existing provision for the homes on this street.

The building will be designed to satisfy the latest Building Regulations Part B for fire safety. This will incorporate safe measures for fire detection, means of warning occupants, means of escape, means of control of a fire. Building control will have to sign off all works to comply before occupation.