



Cosy Hanz A

8 Herbert Road,
Wimbledon, SW19 3SH

**64 Boileau Road,
London, SW13 9BL, UK**

FIRE STATEMENT

A. OVERVIEW

A.1 INTRODUCTION

This Fire Statement has been prepared for the erection of part single, part two storey rear/side extensions and porch addition, alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations at 64 Boileau Road, London, SW13 9BL. This document has been prepared to support the planning application of the proposed and shall ensure that it concurs with the London Plan Policy D12A (Fire Safety), The Building Regulations 2010 (as amended in 2018) Approved Document B: Fire Safety (Volume 1: Dwellings) and BS 9991 Standards.

A.2 PROJECT DESCRIPTION

The property is currently a two-storey detached residential dwelling located on a through lot with an area of 418.15 sqm. The existing dwelling has a total area of 167 sq. m (ground floor: 93 sq. m and first floor: 74 sq. m). The ground floor currently has two (2) combined bedroom and living areas, one (1) bedroom, two (2) kitchens, two (2) bathrooms and a store which can only be accessed from the external. The first floor, on the other hand, currently has two (2) combined bedroom and living areas, two (2) kitchens, two (2) bathrooms and a powder room. Prior to the property's conversion to a single dwelling, both floors are comprised of two (2) self-contained flats each, hence the existing internal layout. The dwelling is accessed by a front entry door at ground floor level from Boileau Road.

This new scheme aims to add a part one, part two-storey side and rear extension and a rear dormer loft conversion in conjunction with the previously granted permission for multiple extensions and the alteration of the internal wall layout to reflect the property's existing use. With these, proposed additions, the development scheme will have five (5) double bedrooms across the ground, first, and second floors.

A.3 CATEGORY OF DEVELOPMENT

The site is situated within a residential area and therefore there will be no change of use. The proposed scheme does not exceed the floor area of 1,000m² and therefore is not considered as a Major Development under Annex 6 of the London Plan 2021 and does not introduce any lift. Hence, the London Plan Policies D12B (Fire Safety-Major Developments) and D5 (B5) (Evacuation Lifts) do not apply to this application.

A.4 CONSTRUCTION

The method of construction is traditional; with insulated cavity walls in painted rendered finish and pitched timber roofing structure. Proposed doors and windows are uPVC double glazed units all throughout.

B. FIRE SAFETY

B.1 FIRE DETECTION AND ALARM SYSTEMS

The dwelling will be equipped with a fire detection and alarm system with a minimum Grade D2 Category LD3 standard in accordance with the relevant recommendations of BS 5839-6. Smoke and heat alarms are mains operated. The prior conforming to BS EN 14604 and the latter to BS 5446-2. These alarms will have a standby power supply such as a rechargeable or non-rechargeable battery.

Smoke alarms will be sited within 7.50m of the door to every habitable room and are to ceiling mounted with a distance of at least 300mm from walls and light fittings.

B.2 MEANS OF ESCAPE

The existing staircase will be refurbished and will be of fire-resisting construction minimum REI 30. The habitable rooms have direct access to this protected stairway which discharges into the ground floor hallway space that leads to the main entrance and to the main road.

The ground floor has a main entry front door that discharges to the front garden and to the main road. Concurrently, the upper floors will be served by a protected staircase which also discharges to the ground floor main entry and leads to the main road. Additionally, the ground floor also has a side door located within the Dirty Kitchen that can be used as a secondary exit.



Figure 1. Proposed Floor Plans showing the location of protected stairways

B.3 FIRE SPREAD AND CONTROL

The proposed will be constructed in line with the current building policies and regulations on Fire Safety. It is designed to retain its stability in the event of fire hazards for a reasonable period. External and internal walls will be made with 30-minute fire resisting materials as well as the structural elements (beams, columns and floor slabs) of the dwelling. The protected stairway will also be made of 60-minute fire resisting construction and accessed via FD30 doors at the ground, first and second floor levels.

External wall surfaces within 1 meter of the site boundary shall be Class B S3, D2. All electrical wiring shall meet current IET National Wiring Regulations (BS 7671). Electrical sockets shall be provided within all rooms in sufficient locations and quantity to minimize and end-user need to introduce portable adapters and extensions which might pose an increased risk of electrical fire ignitions.

B.4 FIRE SERVICE SITE ACCESS

The guidance of BS 9991 states that all areas of a dwelling house should be accessible within 45 meters of a fire appliance. For this property, the primary fire service access route is Boileau Road. The dwelling and its plot have an overall depth of 34.11 meters. This fire service access route is deemed to be sufficient enough to accommodate a fire appliance and to provide access to all locations of the property within the 45-meter parameter.

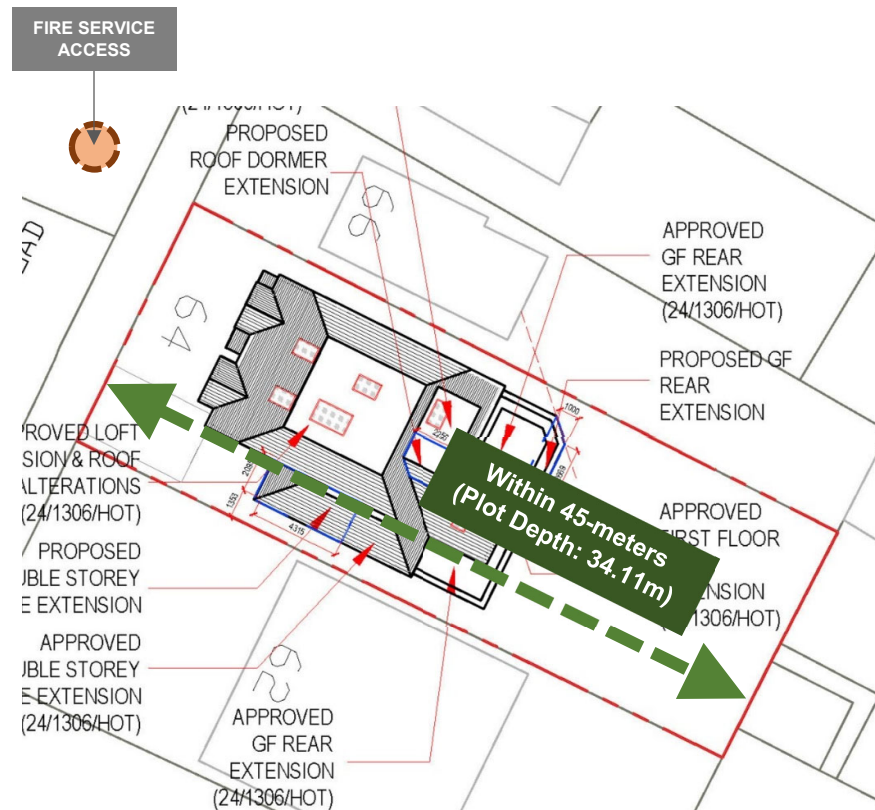


Figure 2. Proposed Site Plan showing Fire Service Site Access

B.5 EVACUATION STRATEGY AND ASSEMBLY

Evacuation shall not rely on Fire Service Intervention. The sounding of the automatic fire detection and alarm system shall motivate simultaneous evacuation of all occupants. The single protected stairway will serve as the primary means of egress from the upper floor levels.

In the event of an emergency, the front garden space will serve as the point of assembly for evacuation and eventually discharging to the main fire service access route which is Boileau Road.

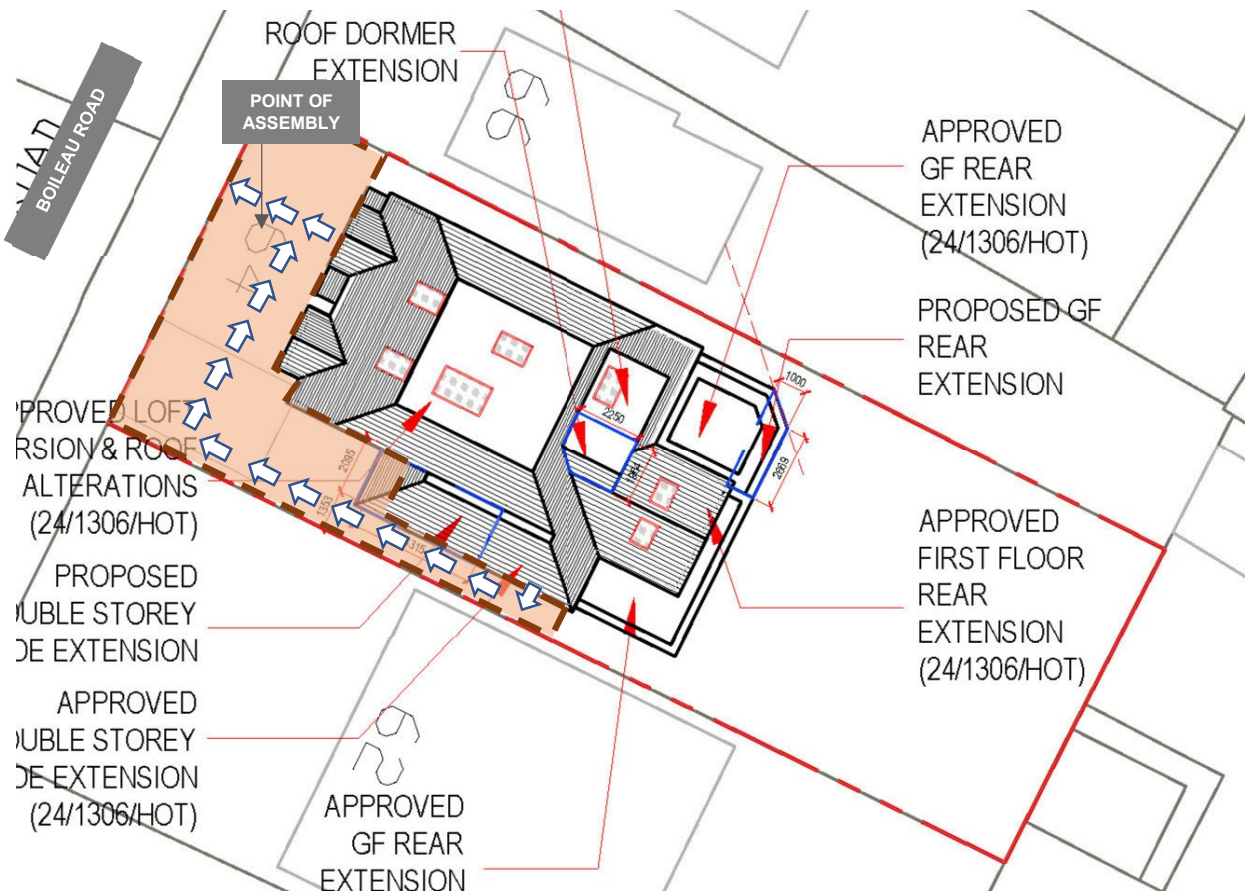


Figure 3. Proposed Site Plan showing Point of Assembly

B.6 FIRE SAFETY MANAGEMENT

Fire safety systems installed within the dwelling shall be subject to routine testing and maintenance as per BS 5839

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C. LONDON PLAN 2021 D12 (FIRE SAFETY)

This section of the report addresses each individual requirement of Section D12 of the London Plan. It is demonstrated that the proposed scheme meets all the relevant clauses of Policy D12 – Fire Safety.

POLICY D12 REQUIREMENT	PROPOSED SCHEME DESIGN	COMPLIANT WITH POLICY D12
D12. A.1.a – 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 and ensure that they identify suitably positioned unobstructed outside space for fire appliances to be positioned on.”	<ul style="list-style-type: none"> - The proposed is equipped with a fire alarm and detection system with a minimum Grade D2 Category LD3 standard. - Primary fire service access route is Boileau Road which is unobstructed and deemed sufficient enough to accommodate a fire appliance. 	YES
D12. A.1.b – 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 and ensure that they identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.”	<ul style="list-style-type: none"> - The front garden may be used as a point of assembly in case of any emergency. It leads directly to Boileau Road, the main fire service access route. 	YES
D12.A.2 – 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 and ensure that they 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 features.	<ul style="list-style-type: none"> - The proposed is equipped with a fire alarm and detection system with a minimum Grade D2 Category LD3 standard. - All walls, ceilings, structural elements will be made with 30-minutes fire resisting materials. FD30 Doors will also be used. - Protected stairway (fire resisting construction minimum REI 30) 	YES
D12.A.3 – 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 and ensure that they are constructed in an appropriate way to minimize the risk of fire spread.	<ul style="list-style-type: none"> - 30-minute fire resisting materials will be used for the proposed 	YES
D12.A.4 – 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 and ensure that they provide suitable and convenient	<ul style="list-style-type: none"> - The dwelling has a single protected stairway for all floors that discharges into the ground floor hallway space which leads to the main entrance. The fire escape 	YES

POLICY D12 REQUIREMENT	PROPOSED SCHEME DESIGN	COMPLIANT WITH POLICY D12
means of escape, and associated evacuation strategy for all building users.	route is protected by fire rated doors and plasterboards.	
D12.A.5 – 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 and ensure that they develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	- The sounding of the automatic fire detection and alarm system shall motivate simultaneous evacuation of all occupants.	YES
D12.A.6 – 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 and ensure that they provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	- The main fire service access road is Boileau Road. All areas of the new dwelling are within the 45-meter parameter of fire service access.	YES

D. CONCLUSION

The proposed has been designed in accordance to high quality standards. It has been given due attention to assure a suitable means of escape in case of emergency. As demonstrated in this report, it adheres to London Plan Policy D12A (Fire Safety), The Building Regulations 2010 (as amended in 2018) Approved Document B: Fire Safety (Volume 1: Dwellings) and BS 9991 Standards.