

68 Ryecroft Avenue

Whitton

TW2 6HR

June 2023

## **Fire Safety Statement**

This fire safety statement has been prepared in support of a Householder Planning Application at 68 Ryecroft Avenue, Whitton in response to the criteria set out in London Plan Policy D12 Part A on Fire Safety.

*“The property in the application is a two storey semi-detached house built around 1930. It is a three bedroom house.”*

## **The Proposal**

The scheme is to extend the existing house out 4m deep at ground floor level. This will provide additional kitchen/dining space. The development will achieve the highest standards of fire safety, and is designed around the criteria set out below.

*“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”*

## **Criteria 1- Fire Appliances and Assembly Points**

Designated fire assembly points either out on the main road or to the rear of the property and the long rear garden

## **Criteria 2-Passive and Active Safety**

Mains operated smoke alarms interlinked to all landing areas.

Mains operated heat detector interlinked and fitted in kitchen area.

All fire alarms and heat detectors fitted to comply with BS 5839-6:2013

## **Criteria 3-Construction**

All structural elements will fire resistant for a minimum of 30 minutes.

Any exposed steelwork to be encased in 12mm fire rated plasterboard

All internal wall and ceiling finishes will be Class 1 rated to prevent fire spread.

#### **Criteria 4-Means of Escape**

All first floor bedrooms are fitted with egress windows.

First floor is no higher than 4.5m above external ground level.

Window cills will be no higher than 1.1m above finished floor levels.

Minimum opening of windows will be 450mm x 450mm.

Fully half hour fire resistant stairway from second floor to final exit.

#### **Criteria 5- Develop a robust strategy for evacuation**

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft 2021 Table A1.1, Planning Applications and Information Requirements for D12 (A) criteria 5 is not applicable for Householder Planning Applications.

#### **Criteria 6-Access and Firefighting**

Dwelling is in an urban environment, and there will be no restriction to access.

Access road is at least 3.7m wide, and has a surface capable of carrying 12.5 tonnes.

Access to the property within 45m of every point of the building or 15% of its perimeter can also be achieved.

#### **Conclusion**

The proposal is a modest extension, and will not alter or obstruct the existing means of escape from the property or access to the property from Kingston Road. It will be designed and constructed to comply with the Building Regulations, Part B.

I believe that this statement sufficiently explains how fire safety has been considered in the proposal and that it complies with Fire Safety Policy 12D(A).

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