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Fire Safety Statement

38 Lowther Road
Barnes
SW13 9ND

Installation of dormer windows to front roof slope, and alteration to eaves of front roof slope. Alterations to openings to front elevation, 2 storey extension at entrance. Installation of glazed doors to right side elevation in existing bay window, new door and window opening to rear elevation. Replacement timber doors & windows to remaining openings. Alterations to front boundary wall and replacement of front boundary fence with a wall. New detached garage to replace existing.

Date	22/11/2024
Reference	24-612-A-FSS(V1)
Version	V1 (PLANNING)

0. Introduction london plan 2021 - Policy D12 Fire Safety

The London Plan 2021 requires a statement to accompany planning applications. The statement should detail how the development proposal will function in terms of:

- 1) the building's construction: methods, products and materials used, including manufacturers' details
- 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

1. Construction

The extension above the entrance will be constructed from loadbearing masonry which is an inherently fire resistant form of construction. The dormer windows will be constructed to be no less fire resistant than the roof within which they are located.

2. Means of escape

The means of escape from the building will be unchanged so the existing Building Regulations compliant arrangements are maintained.

3. Features which reduce risk to life.

A fire detection / alarm system is installed at the property to the requirements of the Building Regulations.

4. Access for fire service personnel and equipment

The front elevation, front entrance and right side elevation is located adjacent to the public highway which provides excellent access for fire equipment and personnel.

5. Future modifications

The application proposals will not compromise the fire safety of any future alterations that can be designed to be similarly effective at meeting fire safety standards.