

**30 Cleveland Gardens, Barnes, SW13 0AG**  
**Planning Application Ref: 24/3064/HOT**

**FIRE RISK ASSESSMENT FOR SINGLE STOREY GROUND FLOOR EXTENSION**

This assessment provides suitable justification for compliance with London Plan Policy D12(a) for the proposed works to 30 Cleveland Gardens, with the individual criteria assessed below. The proposals comply with London Plan Policy D12(a) and Approved Document B (fire safety) – V1: Dwellings.

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As the application is regarding a single dwelling family house the information provided below is proportionate to the scale and nature of the development.

Policy D12 Fire safety 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 meet the following criteria:

**1) PROVISION FOR FIRE APPLIANCE AND ASSEMBLY POINTS:**

- a) Fire appliances can be located on Cleveland Gardens directly in front of the property.
- b) The pavement area outside the house on the opposite side of Cleveland Gardens would serve as an assembly point, or the rear garden as its length provides protection.

**2) FIRE SAFETY MEASURES**

New walls and ceilings within the proposed works will be formed with 30 minute fire protection. The existing fire protected Hall will be maintained with protected means of escape. New doors to the Hall will be FD20/30. Smoke protection within the house is proposed to be a mains wired interlinked fire alarm and detection system meeting BS 5839-6. Existing fire rating and escape routes from the property are not being altered.

**3) CONSTRUCTION MATERIALS**

All new external walls will be traditional cavity masonry walls with plasterboard and skim coat internally, and new ceiling will have a similar lining providing minimum 30 minutes fire protection. New beams and structure supporting the building above will have suitable fire protection to provide a minimum 30 minutes fire protection.

**4 & 5) MEANS OF ESCAPE**

Escape from ground floor rooms will be via the protected Hall and out of the front door to Cleveland Gardens, or alternatively from the Kitchen the rear garden can be accessed from the new rear doors. The existing escape routes will not be effected by the development.

**6) ACCESS AND EQUIPMENT FOR FIRE FIGHTING**

Necessary access for the fire service is through the front door and protected hallway / stairwell (or windows above) and within permitted hose lengths from point of vehicular access on Cleveland Gardens.