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FIRE SAFETY STATEMENT

Proposal: Insertion of a first floor side facing window

Site Address: 43 Elm Bank Gardens, London, SW13 0NZ

Reference: FSS6005

As required by Policy D12 of the London Plan (2021), below is the outline for the Fire Safety Strategy for the proposed development.

- 1) This proposal is for a minor alteration. The insertion of the flank window has no impact on egress as does not create any additional fire risk to the property. Egress is still achieved via the enclosed staircase or via existing means of escape windows.
- 2) The occupants are able to discharge from the property and congregate on Elm Bank Gardens. The assembly point should be no less than 15 metres from the building which is achievable
- 3) In terms of external fire spread:
 - a. We are introducing additional unprotected area (window in this case) to the flank side facing 41 Elm Bank Gardens, in addition to the existing window that serves the first floor landing.
 - b. These two side facing windows are more than 2.0m away from the shared boundary. Under Part B4 of the Building Regulations, unprotected areas must be limited to 12m² in order to prevent fire bridging via radiation.
 - c. The collective area of the two flank windows measures less than 3.0m, therefore no risk is posed by inserting an additional window.
- 4) Access to the property for fire fighters has not been impeded in any way.