



HOME TALES

Planning Fire Safety Statement

Flat 5, 138 Woodside Green, SE25 5EW

1.0 Introduction

- 1.1 This statement has been prepared by Home Tales to accompany the planning application submitted to the London Borough of Croydon Planning Department, for the insertion of 3 Velux windows to the front roof slope of the property at Flat 5, 138 Woodside Green, SE25 5EW.
- 1.2 Home Tales specialise in the design and build of extensions to residential properties, particularly in the London area. Our partner contractors have years of experience and competence with building extensions in accordance to Approved Document B – Fire Safety: Volume 1: Dwellings

2.0 Passive and Active Measures

- 2.1 Active fire protection measures will include an LD2 system in the property. Detectors will be incorporated in all circulation areas that form part of the escape routes and in all specified rooms or areas that present a high risk of fire (kitchen, principle habitual rooms etc). This includes fire alarms in hallway, landing and living rooms whilst there will be a smoke alarm in kitchen.
- 2.2 Passive fire protection measures will include the use of 60 minute fire rated doors and smoke seals to the kitchen to prevent spread of fire and meet domestic fire door regulations. There is no requirement for this proposal to include a sprinkler system or fire extinguishers.

3.0 Construction and Materials

- 3.1 The kitchen shall be sub-divided with fire resistant construction throughout. The new roof windows will be non-combustible and therefore comply with fire safety requirements.



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- 3.2 There are also fire risks during construction stage which will be avoided by following safety measures implemented by the contractors.

4.0 Means of Escape and Evacuation

- 4.1 As the kitchen is separated by 60 minute fire door, there are multiple exit routes from the rest of the property. On the ground floor this includes rear garden door exit and front door exit. On the first floor, escape routes include stairs to the ground floor and all windows, as they are lower than 4.5 meters from the ground. On the second floor, escape routes include the stairs leading to first and ground floor exits.

5.0 Access and Equipment for Firefighting

- 5.1 The property is on a residential road and the streetscape will not be affected by the proposal or the short-term construction work. In the instance that firefighters are called to the property, access and fire brigades' equipment will be accommodated as they were previously.

Document created by:

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Experience in designing residential developments