

FIRE STATEMENT

Property At 11 Chatsworth Road, CR0 1HE

1.0 PROJECT DETAILS

Project Ref:	2202
Project Description:	Change of use from a single residential dwellinghouse (Use Class C3) to a 6-bed HMO (C4), associated refuse and cycle storage.
Property Type:	Residential
Local Planning Authority:	London Borough of Croydon
Area of Existing Building:	180m ² approx.
Property Address:	11 Chatsworth Road, Croydon CR0 1HE
Applicant:	Juole Properties Ltd 11 Chatsworth Road, Croydon CR0 1HE
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2.0 INTRODUCTION

This Fire Statement Report has been prepared in accordance with Policy D12 of the London Plan (2021), which requires all development proposals to adhere to the highest standards of fire safety. The purpose of this report is to assess and address fire safety considerations associated with the proposed change of use to a House in Multiple Occupation (HMO) at the aforementioned property. The report will outline fire safety measures, evacuation strategies, and compliance with relevant regulations and guidelines.

1. Fire Safety Measures:
 - The property will be equipped with appropriate fire safety features, including fire alarms, smoke detectors, and fire extinguishers. There will be fire alarms in all bedrooms and will be to BS5839-6 2019 standard. There will also be fire alarms installed to all common areas (escape route/store etc) and will be to LD2 standard BS5839 Part 1 2017 with a fire alarm call point at the main exit door. These will be installed in accordance with the current fire safety standards and regulations with all detection away from walls and light fittings.
 - Emergency lighting will be provided throughout the premises and at any change in direction and level through escape routes to ensure safe evacuation in the event of a fire. All emergency lighting to be to BS5266-1 standard.
 - The property's electrical systems, including wiring and outlets, will be inspected, and maintained regularly to prevent fire hazards.
 - Fire doors will be installed in key areas, such as escape routes and communal areas, to prevent the spread of fire and smoke. All doors to habitable rooms are to be of FD30s rating with cold smoke intumescent strips and self-closing. These are already existing.
2. Means of Escape:
 - Suitable means of escape will be implemented to ensure safe evacuation for all occupants in the event of a fire. Clear exit routes will be identified, properly signposted, and kept unobstructed at all times.
 - The property will have multiple exits, allowing for alternative escape routes in case of emergencies.
 - Egress windows will be provided in all habitable rooms, designed to facilitate easy evacuation and comply with building regulations.
3. Evacuation Strategy:
 - A robust strategy for evacuation will be developed, considering the specific requirements of an HMO. This strategy will outline the roles and responsibilities of the occupants, staff (if applicable), and the designated responsible person in case of a fire incident.
 - Regular fire drills will be conducted to familiarise the occupants with evacuation procedures and ensure a prompt and orderly evacuation.
4. Access and Equipment for Firefighting:
 - Suitable access for firefighting vehicles will be maintained, ensuring that fire appliances can access the property and manoeuvre safely in case of emergencies.
 - The property will have designated outdoor spaces identified as suitable for fire appliances and assembly points, as required by Policy D12 of the London Plan (2021).
 - Adequate fire-fighting equipment, such as fire extinguishers and fire blankets, will be provided throughout the premises.

3.0 CONCLUSION

This Fire Statement Report demonstrates the commitment to achieving the highest standards of fire safety in the proposed change of use to a 6-Bed HMO at 11 Chatsworth Road, Croydon. The report outlines the fire safety measures, means of escape, evacuation strategy, and access and equipment for firefighting that will be implemented in accordance with Policy D12 of the London Plan (2021) and relevant fire safety regulations. By adhering to these measures, the proposed development will ensure the safety and well-being of its occupants and mitigate the risks associated with fire incidents.

Please note that this report provides a general overview and should be further reviewed and supplemented with detailed fire safety plans and assessments by relevant fire safety professionals to ensure full compliance with fire safety regulations and local authority requirements.