

Fire Statement

Address: 79-83 Kingston Road, New Malden, KT3 3PB

Date: 16/11/23

Summary

- The proposed scheme is for the extension of an existing loft conversion and conversion to a HMO from an existing B&B.
- The building is below 11 metres in height.
- All load bearing columns are to be fire protected(if applicable)
- External materials will be double skin blockwork & brickwork. Internal partitions will be 100mm timber stud.
- Minimum 30 min fire resistant construction throughout.
- Nearest fire station is 180 Burlington Road, New Malden, London, KT3 4RW.
- This report is intended to document the fire statement for planning purposes. The Fire Statement also intends to provide information on the near vicinity area of the development highlighting key considerations for future nearby developments.
- This Fire Statement has been developed to satisfy the requirements of the Gateway 1 process and the London Plan (intent to publish version December 2019) by documenting strategic fire safety provisions for the development.
- This fire statement outlines the minimum fire safety provisions required for the proposed : 79-83 Kingston Road, New Malden, KT3 3PB development which is to be compliant with the Functional Requirements of the Building Regulations 2010 (as amended) Approved Document B (Fire safety) volume 1: Dwellings 2019 edition (including amendments up to May 2020)

Scope

- 1. identify suitably positioned unobstructed outside space:**
 - a) for fire appliances to be positioned on**
 - b) appropriate for use as an evacuation assembly point**

79-83 Kingston Road, New Malden, KT3 3PB has clear access for fire appliances and an adequate assembly point.

- 2. Proposal is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.**

There is provision for smoke detectors/alarms to be installed in all circulation areas. Heat detectors will also be installed in kitchens.

3. Proposal is constructed in an appropriate way to minimise the risk of fire spread

To minimise the risk of fire spread all walls will be lined with plasterboard to achieve 30 mins fire rating. Separating walls and floors comprising of an independent timber frame will have 2 layers of plasterboard to provide 60 mins fire resistance.

4. Proposal provides suitable and convenient means of escape, and associated evacuation strategy for all building users

The travel distance to the front exit is adequate. Means of escape is via the stairs to the main entrance.

5. Proposal has a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence

Due to the size and number of occupants, the front door serves as an adequate exit point at all times.

6. Proposal provides suitable access and equipment for firefighting, which is appropriate for the size and use of the development.

Clear access provided.