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FIRE STATEMENT

PROUN

ARCHITECTS • DESIGNERS • PLANNERS
90 Borough High Street, London, SE1 1LL
Tel: 020 7407 3700
proun@proun.co.uk

1. Introduction

The proposal involves demolition of the existing rear extensions and outbuildings, construction of a new single storey rear extension, formation of accommodation in the roof of No. 42 incorporating an L shaped dormer extension to the rear and two dormer windows to the front roof slope, with associated car and cycle parking, refuse storage and outdoor amenity space and alterations to create 3 new dwellings bringing the total number of dwellings to 5.

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, and demonstrate compliance within a fire statement which defines the fire safety objectives and performance requirements, and the methods by which these objectives will be provided.

2. Declaration of compliance

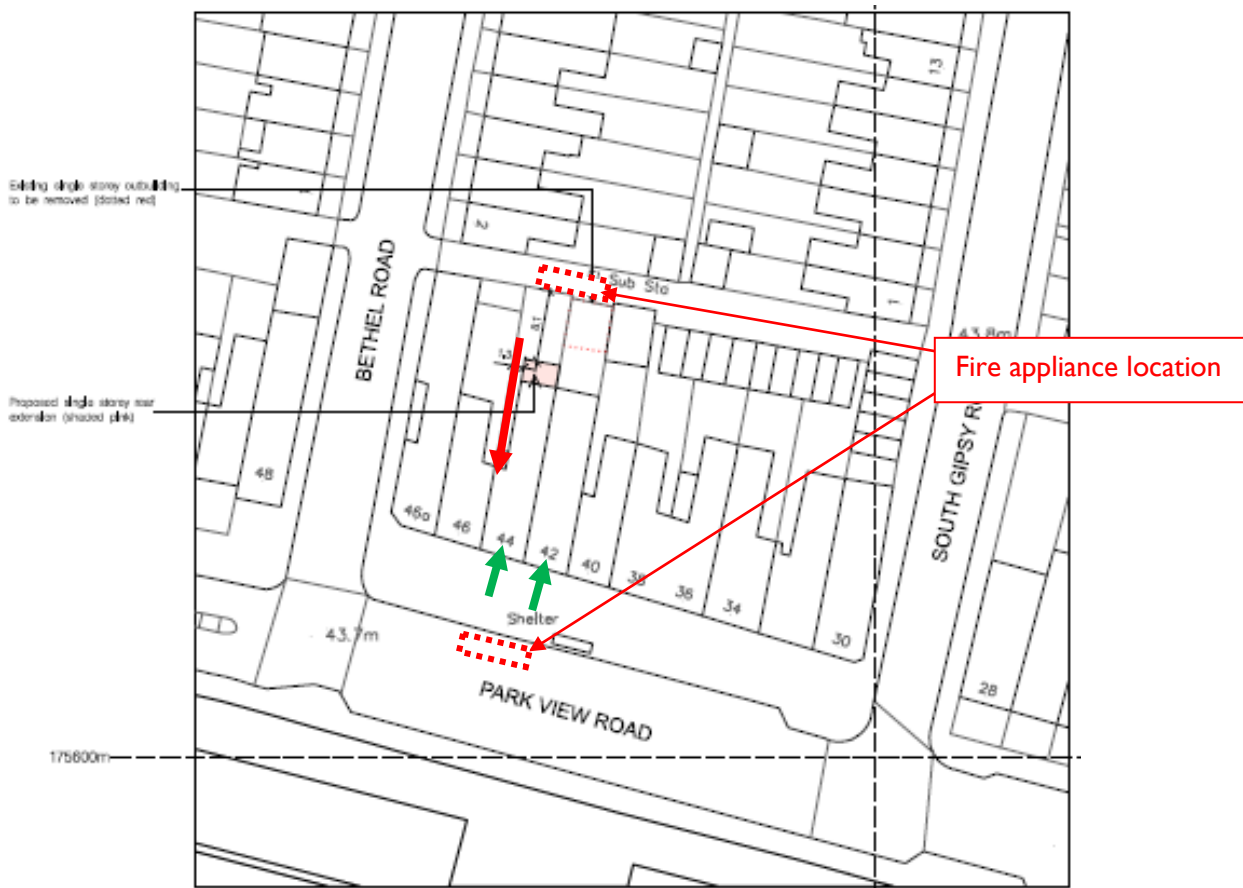
The fire safety of the proposed development and the fire safety information within this fire statement satisfies the requirements of London Plan Policy D12A and Approved Document B of the Building Regulations.

3. Fire appliance location

Fire appliances can be positioned on Park View Road and the rear access road immediately outside the entrances into the building as indicated by the red dotted lines below. The location meets the requirements of Approved Document B of the Building Regulations.

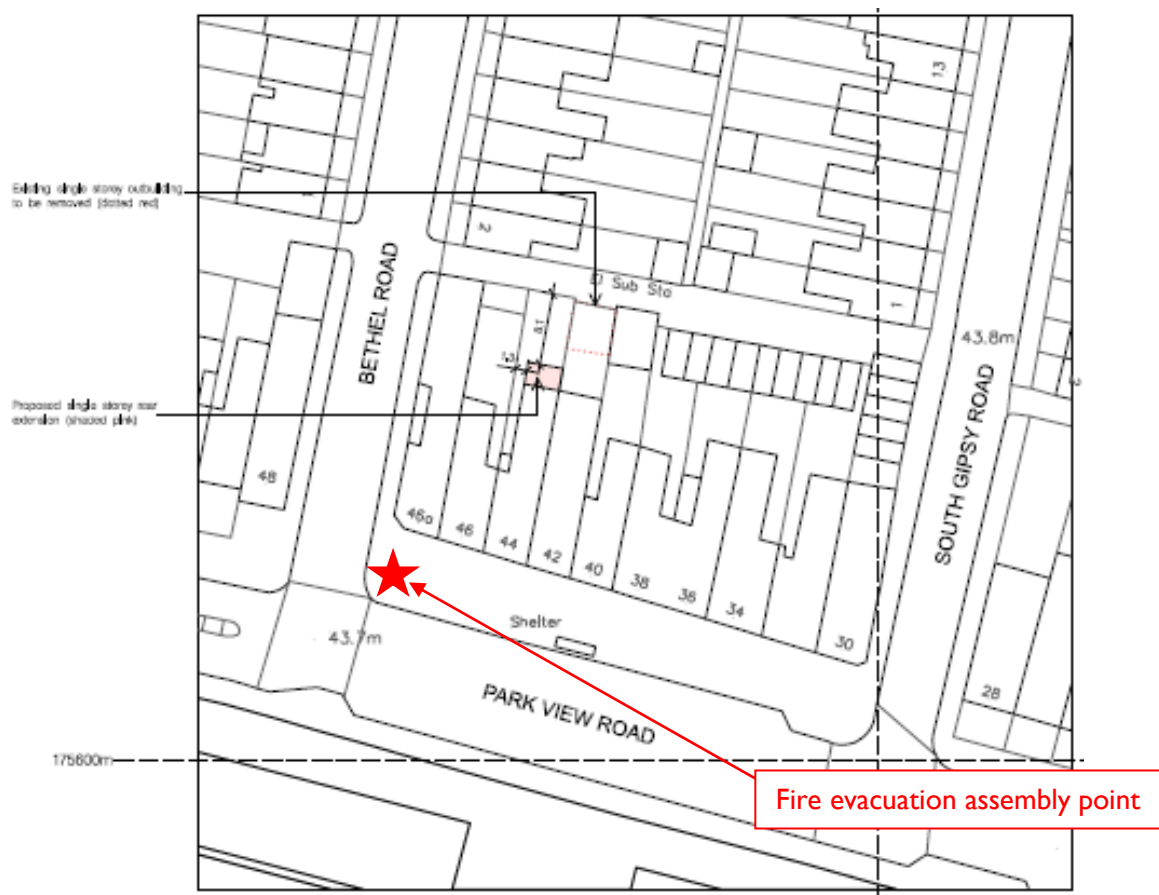
The means of escape and evacuation strategy meets the requirements of Approved Document B of the Building Regulations.

The communal entrance to the dwellings is indicated by a red arrow on the plan below. The entrance to the ground floor retail units are indicated by green arrows on the plan below.



4. Evacuation assembly point

The evacuation assembly point, both during construction phase and occupation will be on the corner of Park View Road and Bethel Road to the south-west of the site as indicated by the red star on the diagram below. The location meets the requirements of Approved Document B of the Building Regulations.



5. Passive and active fire safety measures

The following is incorporated into the design to meet the requirements of Approved Document B of the Building Regulations.

- All separating floors and walls between dwellings or between dwellings and communal areas or the non-residential use will provide a minimum of 60 minutes fire separation.
- All dwelling entrance doors will be FD30S rated.
- All protected entrance hall areas within dwellings will be enclosed with fire resisting construction to provide a minimum of 30 minutes fire separation, and all doors within these walls will be FD30 rated.
- All new dwellings will be provided with mains powered automatic fire detection and alarm systems to Grade D Category LDI standard in accordance with the relevant recommendations of BS5839-6.

6. Construction methods

The proposed extensions will be constructed in an appropriate way to prevent the risk of fire spread. The following is incorporated into the design to meet the requirements of Approved Document B of the Building Regulations.

- All separating floors and walls between dwellings or between dwellings and communal areas or the non-residential use will provide a minimum of 60 minutes fire separation.
- All dwelling entrance doors will be FD30S rated.
- All protected entrance hall areas within dwellings will be enclosed with fire resisting construction to provide a minimum of 30 minutes fire separation, and all doors within these walls will be FD30 rated.

- Cavity barriers will be provided on the line of separating wall or floor construction or as required in any other concealed spaces to maintain a minimum of 60 minutes fire separation.
- Fire stopping will be provided to the tops of separating walls and to any services passing through fire resisting floor or wall construction to maintain the required fire separation.

7. Means of escape and evacuation strategy

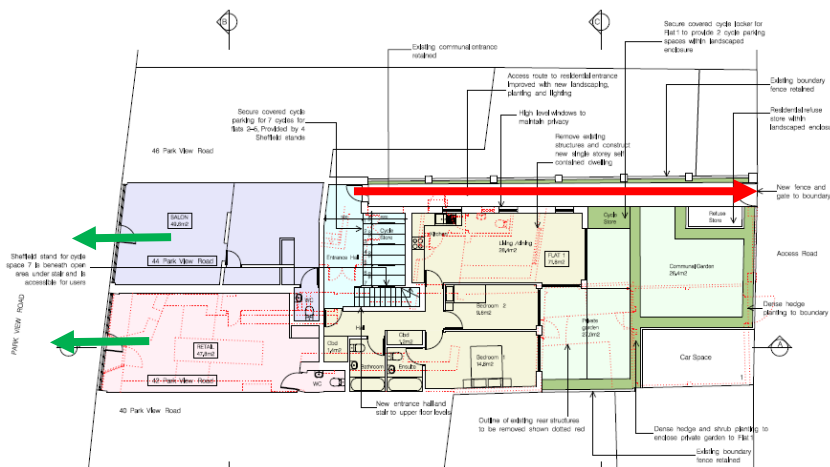
The means of escape and evacuation strategy meets the requirements of Approved Document B of the Building Regulations.

Means of escape from the dwellings is via a protected internal stair and corridor through to the entrance at street level as indicated by the red arrow on the plan below.

Means of escape from the 2 non residential units is through the entrances at street level as indicated by the green arrows on the plan below.

The following is incorporated into the design to meet the requirements of Approved Document B of the Building Regulations.

- Emergency lighting will be provided in accordance with BS 5266.
- Fire exit signage will be provided in accordance with BS 5499 Part 1.
- Wayfinding signage will be provided to communal areas.



8. Evacuation Strategy

A robust strategy for evacuation will be produced prior to occupation and will be provided to each occupier. The evacuation strategy will be periodically updated and re-issued to each occupier.

9. Firefighting access

Suitable access for firefighting is provided as indicated in the diagram within section 3 above.

10. Conclusion

Fire safety has been a key consideration in the design process and the proposed development, and the fire safety information within this fire statement satisfies the requirements of London Plan Policy D12A and Approved Document B of the Building Regulations.