

# **1 D'Arcy Road, Cheam, SM3 8NH**

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## **Fire Safety Statement**

### **1) Identify suitably positioned unobstructed outside space:**

- a) For fire appliances to be positioned on, and;
- b) Appropriate for use as an evacuation assembly point

The existing site comprises a three-storey residential dwelling situated on D'Arcy Road, Cheam. The proposed site looks to add a single-story rear extension measuring 3m to the rear from the existing rear wall of the house. The site is benefited from having large rear garden measuring approximately 29.3m to the boundary at the furthest point. This would enable fire appliances to access the property from D'Arcy Road with means of escape from the front of the property to street pavements which are wide enough for a clear assembly point for evacuated persons.

### **2) The development is designed in a manner 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.**

The development will be constructed in accordance with guidelines as set out in Government Approved Document B: Fire Safety. Existing fire alarm system to be assessed for suitability with new extension. Fire alarm system designed by others.

### **3) The development is constructed in an appropriate way to minimise the risk of fire spread**

The dwelling is of cavity construction with brick and block work walls with brick and render finishes to the outer leaf. All the other materials used are to be selected to the relevant fire safety standards as set in Government Approved Document B: Fire Safety.

### **4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users**

Doors and windows to front and rear of building at ground floor level suitable for escape in event of a fire. Ensure windows to habitable rooms at first floor level are means of escape compliant, if required.

### **5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.**

In the instance of fire, any persons within the property are able to escape from any floor of the property to the rear of the garden or the pavement at D'Arcy Road via the secure stairway and out through any ground floor window or door.

### **6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.**

The fire brigade is able to gain access to the property via Stayton Road and park their appliance 8.5m from the front door.