



Anglian Home Improvements Fire Safety Statement



The fire safety of developments is being deemed significant from the outset to ensure the most successful outcomes are achieved for the property's occupants and users. At the planning stage, Anglian Home Improvements has taken a holistic approach to the design which considers the location, land use, occupancy, operation of the building, construction methods, materials, the Building Regulations, passive and active fire safety measures and management to inform the most appropriate fire safety strategy for the development.

The purpose of this report is to meet the requirements of the planning control as detailed in Policy D12 of The London Plan 2021 in line with the supporting planning documents prepared by Anglian Home Improvements.

The proposal is as per our CAD Drawing and submission.

Fire appliances will be accessible with ease at the property. These will be in accordance with the requirements of Approved Document B of 'The Building Regulations'.

The owners/occupants of the property shall adopt their own evacuation policy. In terms of fire evacuation and an assembly point is known by all occupants. Assembly point will be at any suitable distance from the building.


Any controllable alterations to the building will comply with the Building Regulations and in particular the guidance contained in Approved Document 'B' 2019 edition when applicable.

MEANS OF ESCAPE

Where there is a means of escape from a first floor level, this will not be compromised by the addition of an extension. Experience and time have shown the addition of an extension below a window is regarded in the majority of instances to aid a person's evacuation or descent.

As standard the glazing is manufactured with a maintenance loading – in effect this means consideration has been given to a person accessing the roof/glass – eg window cleaner, or as a fire escape in the event of an emergency





A Guide to Good Practice in the Specification and Installation of Conservatories within the United Kingdom- Section 5.9.1' April 2016 produced by The Glass and Glazing Federation state the following: "The roof covering and profiles need to be Class 1 rated to BS 476 part 7, (similarly AA rated to part 3-or classed TP(a) or TP(b) or BS 476:3 2004. There are compliant polycarbonates, glass products and profiles on the market".

MEANS OF ESCAPE – Prevention & Early Warning

The following 3 conditions will have been considered:

a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery backup.

b) Provide an egress windows in suitable locations, be unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The windows will enable the person to reach a place free from danger from fire.

c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

Elements of structure will be to 60-minute fire resisting standard and a fire detection and alarm system conforming to a minimum of BS 5839-6 LD2 standard will be installed.

The provision of fire extinguishers and blankets will be a matter of choice for the owners/occupants.

