

PLANNING FIRE SAFETY STATEMENT

52 Gloster Road, Woking GU22 9EX

The Planning Fire Safety Statement relates to ground floor extension to a semi-detached house in **Woking Borough Council**, GU22. Specifically, the works comprise: **Construction of single storey rear extension and front porch.**

The proposed extension is not expected to significantly impact the property's access and fire escape routes in the event of a fire. Considering the dwelling house as a single compartment and implementing fire separation along the party wall, the alterations are deemed minimal. Consequently, there is no requirement for a registered fire engineer to provide information regarding the fire safety plan due to the project's small scale. This statement effectively demonstrates compliance with London Plan Policy D12A, addressing criteria 1, 2, 3, 4, 5, and 6 of the Fire Safety D12A London Plan Guidance for a Householder planning application.

INTRODUCTION:

52 Gloster Road is a two-storey semi-detached house. The property is not located in any conservation area. The front and rear elevation is made of London stock bricks and render finish. Rear garden can be accessed externally.



(Street view of 52 Gloster Road)

PROPOSAL:

The proposal only involves addition of single storey rear extension and front porch and other elements of the building are to remain as existing.

POLICY CRITERIA:

CRITERIA 1:

Information on space provisions for fire appliances and assembly points:

The proposed project will not impede the access of fire appliances to the site. In the event of a fire, the designated evacuation assembly point will be on Gloster Road, ensuring both the fire appliance and assembly points are situated within the public highway.

The proposal does not alter the evacuation procedures for the site. Whether during the construction or occupation phases of the development, the evacuation assembly point remains on Gloster Road. This designated area serves as a safe location for workers or residents to gather, away from potential fire hazards on the property, while awaiting assistance from fire personnel.



Site Plan of 52 Gloster Road

CRITERIA 2:

Information on passive and active safety measures:

The current staircases in the house are equipped with half-hour fire protection, inclusive of smoke detectors and alarms on each floor level. They serve as a segregated means of escape for all rooms within the house and remain unaffected by the proposed changes.

The new room is constructed with an FD30 fire door. The extended room features a secondary escape route i.e. through a garden door located at the rear of the property.

To enhance safety, the existing kitchen is equipped with a mains-powered heat detector and sounder with battery backup, ensuring effective warning signals for occupants in the event of a fire. Additionally, emergency lighting will be installed to provide early warning assistance.

CRITERIA 3:

Construction to minimise the risk of fire spread:

The construction and alterations would be done with Class 1 rated materials to achieve 30 minutes internal fire resistance whereas 60 minutes external resistance to the fire to comply with Class B-s3, d2(2). Materials and construction will be designed in accordance with Part B Volume 1 2010 209 edition incorporating 2020 amendments – for use in England.

CRITERIA 4:

Information on means of escape and evacuation strategy.

The proposal is not affecting the means of escape. All habitable rooms would be accessed from protected stairs / hallway. The hallway would be kept clear of any obstructions all the time. In case of fire, evacuation can be made to Gloster Road via main door. If it is not possible to reach front door or hallway, a secondary escape can be done to rear garden via proposed rear door from the rear extension. From there, the occupants can assemble on Gloster Road via side passage.

CRITERIA 5:

Develop a robust strategy for evacuation:

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12(A), criteria 5 is not applicable for householder planning application.

CRITERIA 6:

Information on access and equipment for firefighting:

As a small residential property with development comprising of additions in existing property, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house.

CONCLUSION:

The proposed changes will not obstruct or alter the existing escape routes or access to the property from Gloster Road. It will be designed and constructed in accordance with the

building regulations. This statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy 12D (A).