



Fire Statement

London Plan Guidance - Planning Fire Safety Strategy Policy D.12(A)

Small Domestic Works/ Non major development

Project: 173 Upland Road - Loft Conversion

Address: 173 Upland Road SE22 0DG

Project Ref.: 2335

The proposal comprises:

- Dormer extension in rear roof slope and rear outrigger dormer

To be read in conjunction with the application drawings:

2335-DJL-00-E-001 Existing elevations

2335-DJL-00-E-002 Proposed elevations

2335-DJL-00-S-001 Existing and Proposed sections

2335-DJL-00-P-001 Existing plans

2335-DJL-00-P-002 Proposed plans

2335-DJL-00-P-003 Site and block plans

Policy D 12 Fire safety requirements:

1. Identify suitably positioned unobstructed space for fire appliances to be positioned on and appropriate for use as an evacuation assembly point.

No plan has been prepared to identify unobstructed outside space for fire appliances as the works will not affect vehicles access. Fire appliances would be positioned directly outside the house on the main road to meet hose length criteria. Evacuation assembly points would be unchanged.

2. Designed to incorporate appropriate features which reduce the risk to life

This loft conversion has been designed to incorporate features that reduce risk to life and are in accordance with building regulations part B. This includes fire doors, sprinklers and mains powered smoke alarms to be installed as required by part B of the building regulations.

3. Constructed in an appropriate way to minimize the risk of fire spread

The building extension is constructed with no side facing windows and clad in slate, minimizing the risk of fire spread to neighbours, in accordance with part B of the building regulations.

4. Provide suitable and convenient means of escape

Means of escape are via the protected stairway to the front door final exit. All bedroom and living space room along the protected route will be fitted with FD30 fire doors. The extended protected stairway will be built from fire resistant materials in accordance with part B of the building regulations.

5. Develop a robust strategy for evacuation

As this is a single family home with a loft extension, it is not considered appropriate or realistic to expect an evacuation strategy to be developed or updated.

6 Provide suitable access and equipment for firefighting

This is not required for this scale project and will not be provided. The local fire brigade will provide the necessary equipment in an emergency with a suitable water supply from the fire appliance.

This statement is made on the basis that the project is not a major development and all works will be in accordance with part B of the building regulations.

Please note - parking is provided on street and no changes to the parking provision are proposed.

+44 7729369945
Danny@studiodjl.com
www.studiodjl.com

ARB no. 090568B
RIBA no. 20025868
RIBA Chartered Practice no. 20050262

