

## **25 HILLCOTE AVENUE, LONDON, SW16 3BH**

### **Fire Safety Statement**

The existing property is a detached two-storey dwelling house with a large rear garden and integral garage

The proposed loft conversion involving alterations and extensions to the main roof is a minor development which will have a slight increase in respect of the fire risk to the property. The proposal seeks to provide two additional bedrooms, a bathroom, an ensuite and storage.

Full measures will be taken to comply with current fire safety guidance, Approved Document B, Volume 1 of the Building Regulations and British Standard BS 5839-6:2019+A1:2020, and subject to Building Control approval in order to reduce the risk to life, to minimise the risk of fire spread and provision of convenient and safe means of escape for the house occupants.

The fire detection system will be designed to a minimum Grade D2 Category LD3, be mains-operated with a battery backup and at least one smoke alarm located on each floor in the circulation areas, i.e. hallways / stairways, installed in accordance with the current Building Regulations. A heat detector would also be installed in the kitchen.

All doors to habitable rooms throughout the house will be 30 minutes fire resistant doors (FD30) fitted with 3no. ½ hour fire rated hinges.

The hallways will be 30 minutes fire protected and the fire separation between the first floor and the new loft floor will achieve 30 minutes fire construction.

The main means of escape will be the main front entrance door. Two sets of french doors on the rear elevation provide exit to the back garden.

First floor windows will have adequate opening sizes (unobstructed area of 0.33m<sup>2</sup>) compliant with Building Regulations.

Access for the fire fighters and equipment will remain the same as existing front entrance.

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