

M. J. READ A C I O B  
B U I L D I N G D E S I G N

Town Planning Department,  
London Borough of Bexley.

19<sup>th</sup> February 2024.

Dear Sirs,

**15 BEDFORD ROAD, SIDCUP, DA15 7JP.**

**Fire Safety Statement**

**Identify suitably positioned unobstructed outside space.**

- Fire appliances to be positioned within the new kitchen/dining space.
- Enough required unobstructed space is available outside the front of the building on Bedford Road.
- Appropriate for use as an evacuation assembly point.
- The garden to the front of building can be easily utilised as an evacuation assembly point which provides enough space for this purpose.

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

- The planned construction is expected to use various passive and active fire safety measures to reduce the risk to life and serious injury in the event of a fire including firesafe construction material i.e. fire safety doors, fire resistant glazing and other measures like smoke detectors/alarms, smoke and heat sensors to capture the start of any fire incident and raise alarm accordingly for anyone inside or outside of the building.
- The building works will comply with appropriate Building Regulation standards

89 ORCHARD WAY • SHIRLEY • SURREY • CRO 7NQ

PHONE: 020 8405 6186 • MOBILE: 07956 872053 • FAX: 020 8405 6186

EMAIL: [mike\\_read@blueyonder.co.uk](mailto:mike_read@blueyonder.co.uk)

**Are constructed in an appropriate way to minimise the risk of fire spread.**

- The building will be designed to satisfy the contemporary version of the Building Regulations including the fire safety guidelines. The design will include incorporation of the safe measures for fire detection, means of warning occupants, means of escape, means of control of a fire etc.
- The construction methods will ensure to mitigate the fire risk for the neighbours and the people on site fully including the fire alarm systems etc. readily available water supply etc.

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

- The new kitchen will have bi-folding doors to the rear allowing the occupants to escape outside towards the rear garden. The door to the front of the building will enable escape towards the garden at the front of the building.

**Develop a robust strategy for evacuation.**

- Given the property has two escape points, it gives enough room and various unobstructed opportunities to escape in the event of any fire.

**Provide suitable access and equipment for firefighting.**

- The front of the property gives enough access to the firefighting people and equipment to be used in the event of fire.