
Fire Statement

49 Totnes Road, Welling, DA16 1BU

March 18

MM PLANNING AND ARCHITECTURE

1. 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 this planning stage, MM Planning 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.
2. 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 MM Planning and Architectural Drawings.
3. The proposal is for alterations including an erection of a new ground floor rear extension with a flat roof and skylights and a partial first floor extension.

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4. Fire appliance will be able to access with ease from Totnes Road and will be in accordance with the requirements of Section B5 of Approved Document B of 'The Building Regulations'.
 5. The owners/occupants of the property shall adopt their own evacuation policy. In terms of fire evacuation, Totnes Road is an open street and space for fire evacuation assembly point is readily available. Assembly point can be at any suitable distance from the building.
 6. The alterations to the building will comply with the Building Regulations and in particular the guidance contained in Approved Document 'B' 2019 edition.
 7. 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.
 8. The provision of fire extinguishers will be a matter of choice for the owners/occupants.