

18th March 2024
Ref: JCGS/24.01/1.0

Fire Safety Statement **Residential Extension, 26 The Manor Drive, Worcester Park, KT4 7LQ**

1. Introduction:

This fire safety statement has been prepared in respect to the erection of a side and rear extension at 26 The Manor Drive and demonstrates that the requirements of London Plan Policy D12 Fire Safety (Part A) have been met.

2. Application Description:

Demolition of existing single storey lean to timber car port and erection of a single storey side extension and rear extension. Fenestration alterations including replacement windows and hanging tiles.

3. Fire Safety Statement Requirements:

London Plan Policy D12 Fire Safety (Part A) states that:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. Identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
2. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.
3. Are constructed in an appropriate way to minimise the risk of fire spread.
4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.
6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

3. General:

The proposed extension has been designed with full regard to the requirements of Approved Document B Volume 1 of the Building Regulations relating to Fire Safety.

4. Construction / Resisting Fire Spread:

External walls will be of a masonry construction, using brick or block and render, achieving Classification A2-s1,d0 in accordance with BS EN 1350-5 or better, and will not therefore contribute to external fire spread.

Roofs will be finished with a flat roofing membrane, achieving Classification B Roof (t4) in accordance with BS EN 1350-5, and will not therefore contribute to external fire spread.

Unprotected window / door areas comply with the methodology described in paragraphs 11.17 & 11.18 of Approved Document B Volume 1 of the Building Regulations relating to Fire Safety, and will not therefore contribute to external fire spread.

Elements of structure will achieve a minimum of 30 minutes fire resistance to comply with the minimum periods of fire resistance stated within Appendix B4 Approved Document B Volume 1 of the Building Regulations relating to Fire Safety.

5. Fire Detection:

Fire detection, smoke / heat alarms to BS 5839-6 to at least a Grade D Category LD3 standard will be fitted within the house.

6. Means of Escape / Evacuation Strategy:

The means of escape / evacuation strategy will remain unaltered. Means of escape from the house is achieved via emergency escape windows or external doors as described in paragraph 2.2 of Approved Document B Volume 1 of the Building Regulations relating to Fire Safety.

Residents escaping fire within the house can assemble to the front of the property on The Manor Drive or within the rear garden of the property.

7. Access & Facilities for the Fire Services:

A fire appliance can be parked immediately outside the property on The Manor Drive which is adopted road with a minimum carrying capacity of 12.5 tonnes. The Manor Drive is a through road and as such a turning facility for the fire appliance is not required. All points inside the house, including the proposed extension, are within 45m of the fire appliance parking area.

Access and facilities for the fire services full accords with the requirements stated in Section 13 of Approved Document B Volume 1 of the Building Regulations relating to Fire Safety.