



# MDDevelopment

*Meeting Design Excellence*

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## Fire Statement

Prepared For Mr & Mrs Lee Veitch

**19 Priest Hill Close  
Epsom  
Surrey  
KT17 3FD**

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**Fire Statement – March 2024**

**Introduction**

This statement has been prepared to support a planning application for extensions and alterations at the above property to form additional residential accommodation.

The statement addresses the requirements of part A of London Plan 2021 Policy D12 (Fire Safety).

This is a statement for planning purposes only. Advice from a qualified Fire Safety Officer and Building Inspector will be required at the building control and post planning stage.

**General Comments**

The building will be designed to comply with Approved Document B of the Building Regulations. The design of the building will follow guidance in BS9991:2015 and BS9999:2017, if/where necessary, with regard to compliance with the Building Regulations and London Plan policy.

The building is less than 6 storeys and below 11m in height and therefore falls below the height for the mandatory use of sprinkler systems.

The existing layout of the building has been designed to ensure that the single dwelling house at ground floor level and the sleeping accommodation units above have adequate access. There are no alterations being proposed to the existing portion of the house. Fire separation and the installation of any early warning devices will be in accordance with the Building Regulations.

**Policy D12 A Requirements**

**1) Identify suitably positioned unobstructed outside space:**

- a) For fire appliances to be positioned on**
- b) Appropriate for use as an evacuation assembly point**

It is intended for firefighting access and standing area to be provided at the front of the building via the existing dropped kerb from and driveway from 19 Priest Hill Close. The fire assembly point is intended to be opposite the house ensuring a distance of 15m, avoiding the need for occupiers to cross the Road and avoiding the fire standing area. This is subject to advice from a qualified Fire Safety Officer and Building Inspector.

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

Elements of structure and compartmentation are required to provide 60 minutes fire resistance.

External materials will principally comprise concrete block with facing brick. All external walls will be constructed from materials complying with Regulation 7(a) of the building regulations.

All external walls, excluding doors and windows, will provide 60 minutes fire resistance in accordance with BS EN 13501-2.

**3) 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 smoke and heat detector in the kitchen, entrance hall and first floor landing providing appropriate fire safety measures**

The building will be provided with a heat and smoke detectors and will all comply with BS5839. Sounder to achieve a minimum 65dB (A) in all accessible areas and minimum 75dB (A) at ceiling level when all doors are shut.

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

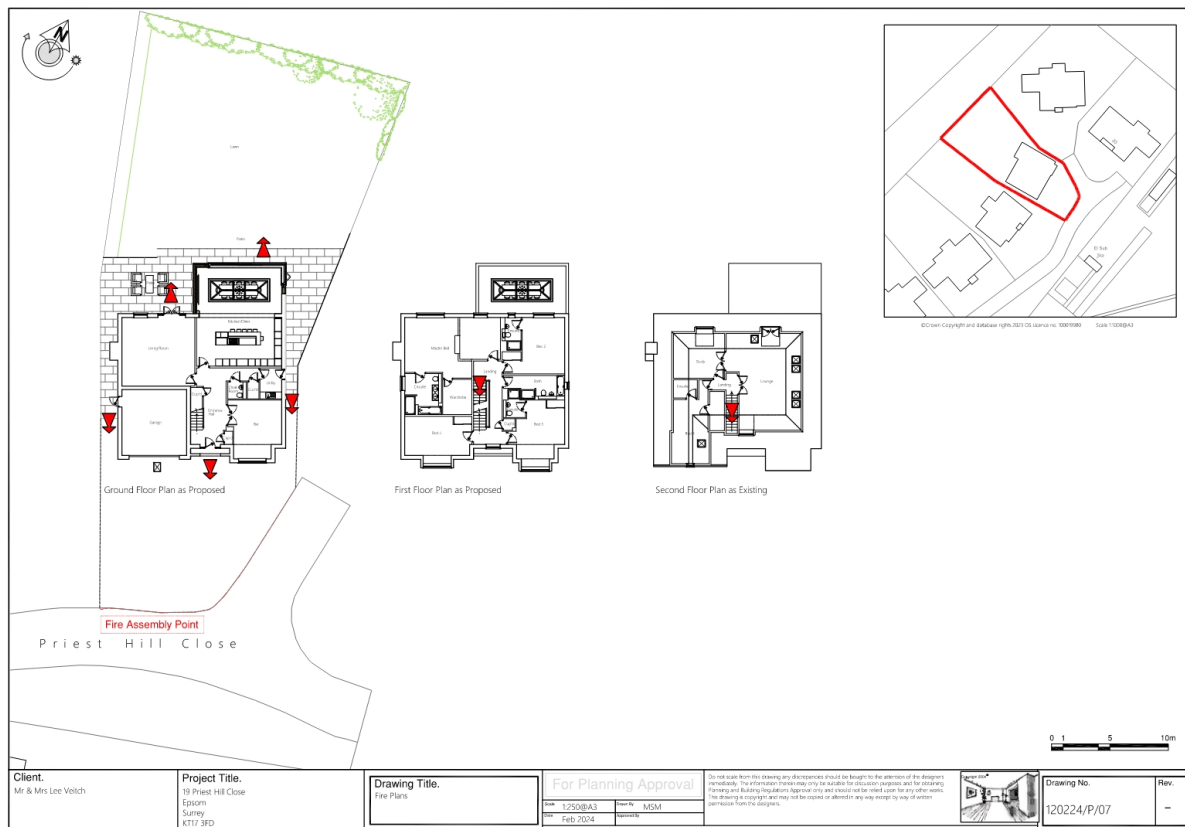
The building is provided with a single stair which serves both for evacuation and firefighting. Please refer to the attached drawing showing the final evacuation routes and points will be prepared at the Building Control stage.

**5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in**

This is a single-dwelling house.

**6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development**

Access for fire service personnel will be in accordance with Approved Document B of the Building Regulations. It is intended for the firefighting access and standing area to be provided at the front of the building via the existing dropped kerb from the road and therefore a turning head is not required in accordance with Approved Document B.



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