

Fire Statement

22 Rothesay Road
London
SE25 6YN

INTRODUCTION

This Fire Statement has been prepared to support the application for the proposed works to 22 Rothesay Road

The proposed rear and ground floor extension is to be of a standard cavity wall brick and blockwork construction with slate roof tiles.

The proposal will enhance the existing domestic property and the property will continue to be used as a single residential dwelling.

FIRE STATEMENT

This Fire Statement is set out in terms of the requirements of London Plan 2021 policy D12 – Fire Safety, Part A which refers to all developments.

Policy D12 Requirement	Fire Statement Proposal
<p>A. 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:</p> <p>1 Identify suitably positioned unobstructed outside space:</p> <p>a) For fire appliances to be positioned on.</p> <p>b) Appropriate for use as an evacuation assembly point.</p>	<p>Fire vehicle access to the site will be via public roads to the application site. The site occupies a position on Rothesay Road and therefore good access with appropriate hardstanding for fire appliances is available within close proximity.</p> <p>An appropriate assembly point is identified as being the opposite side of Rothesay Road opposite the application site.</p>
<p>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.</p>	<p>The proposed changes are proposed to be built to modern standards using high quality materials with appropriate fire ratings. The changes will meet or exceed Building Regulation requirements and the extension will be fitted with fire rated doors and a smoke detection system as required.</p>

3 Are constructed in an appropriate way to minimise the risk of fire spread.	The materials used will meet or exceed Building Regulations requirements to the neighbouring properties so there is no undue risk of fire spread.
4 Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	The means of escape from all areas of the building will be simultaneous. The house will provide appropriate fire escape routes as required by Building Regulations.
5 Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	All occupiers and visitors will be informed of how doors and windows open and will be told of the assembly point in case of an emergency.
6 Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	The property is a single domestic household and will facilitate suitable access for firefighting personnel in the event on an emergency.