

Fire Safety Statement

Proposed two storey side extension

12 Forest Ridge, Keston BR2 6EQ

Introduction

This statement has been prepared to support a planning application for a two-storey side extension at 12 Forest Ridge, Keston BR2 6EQ. The proposal will provide 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.



Fig.1 View of front of dwelling

Context

12 Forest Ridge is a large, detached family home in the London Borough of Bromley. The site lies within the Keston Park Conservation Area, which is a low-density residential estate characterised by substantial individual detached dwellings in traditional styles set within a mature, open woodland setting.

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 regards to compliance with the Building Regulations and London Plan policy.

The existing and proposed layout of this three-storey detached dwelling has good accessibility for firefighting and evacuation in the event of fire.

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.

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 Forest Ridge. The fire assembly point is intended as indicated in Fig. 2 ensuring a distance of 15m, avoiding the fire standing area. This is subject to advice from a qualified Fire Safety Officer and Building Inspector.

- 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***

The building will be provided with a heat and smoke detectors to comply with BS5839.

The circulation space at ground, 1st and 2nd Floor levels will be fitted with smoke detector mains powered alarms each with battery back-up.

The kitchen area will be fitted with a heat detector located not more than 2m measured horizontally from the heat source. All smoke & heat detectors will be interlinked by hard wiring or wireless.

Sounder to achieve a minimum 65dB (A) in all accessible areas and minimum 75dB (A) at ceiling level when all doors are shut.

3) ***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.

All external walls will be constructed from materials complying with Regulation 7(a) of the building regulations and provide 60 minutes fire resistance in accordance with BS EN 13501-2.

Extension external materials will be brick and concrete block with stone detailing and a plain clay tile roof, achieving a fire rating of Class A1.

Dormer cheeks will be lead clad.

New internal walls will be constructed from timber stud partitions with an applied gypsum plaster finish to each face providing Class 1 resistance to the surface spread of fire.

Internal doors to all habitable rooms will be certified to provide 30-minute Fire Resistance (in excess of the 20-minute minimum FR required for Building Regulation compliance).

During the course of construction either the local authority Building Control or an Approved Inspector will inspect the works to ensure compliance with the Building Regulations and in particular Approved Document B -Fire Safety. Upon completion a certificate will be issued to confirm compliance.

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

In the event of a fire the proposed ground floor layout will provide alternative escape routes to the front or rear garden to an external evacuation assembly point on Forest Ridge.

The building has a single staircase which will provide access for evacuation and firefighting. Please refer to Fig 2 for Plans showing general layouts, exists and the proposed assembly point.

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 fire-fighting access and standing area to be provided at the front of the building via the existing dropped kerb from Forest Ridge and therefore a turning head is not required in accordance with Approved Document B.

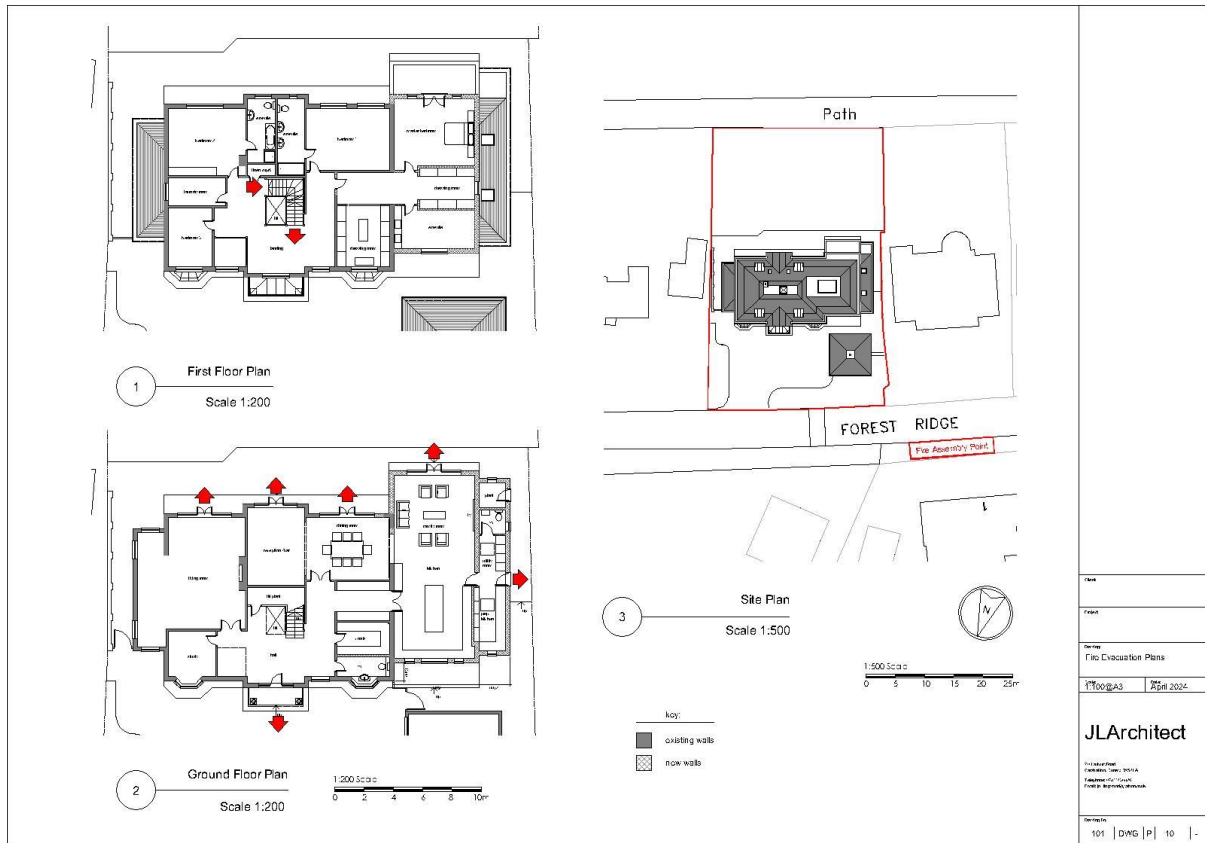


Fig. 2 Means of Escape in case of fire and Proposed Fire Assembly Point.