



## **FIRE STATEMENT**

PROPOSED GRANNY ANNEXE

LAND REAR OF 1 BLOSSOM WAY, WEST DRAYTON, UB7 9HF

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## **1. INTRODUCTION**

This Fire Safety Statement has been prepared to accompany a planning application for the creation of a new rear of site granny annexe at the rear of 1 BLOSSOM WAY, WEST DRAYTON, UB7 9HF. The statement has been prepared in accordance with the London Plan (2021), specifically Policy D12 (Fire Safety), and responds directly to the requirements set out by the London Borough of Greenwich.

## **2. DEVELOPMENT DESCRIPTION**

The proposal comprises the erection of a new outbuilding at the rear of the site. The development is small-scale, residential in nature, and will be constructed as a self-build project. No additional storeys are proposed, and the development remains within the existing rear of house plot.

## **3. POLICY CONTEXT**

London Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety and to consider fire safety at the earliest stage of design. Part A of Policy D12 sets out six requirements which must be demonstrated at planning stage. This statement addresses each requirement in a proportionate manner appropriate to the scale and nature of the development.

## **4. COMPLIANCE WITH LONDON PLAN POLICY D12 (PART A)**

### **A1 – Fire safety design principles**

Fire safety has been considered from the outset of the design. The proposed dwelling benefits from a simple and legible internal layout with direct access to a protected escape route. The scale of development allows for clear evacuation strategies without the need for complex systems.

### **A2 – Means of escape**

The dwelling will be provided with a primary means of escape via the internal hallway leading to the main residential entrance at the rear with side access leading to safe egress.

### **A3 – Fire spread**

The development will be constructed in full accordance with Building Regulations Part B. Appropriate fire-resisting materials, compartmentation, and separation between units will be provided. Given the single-dwelling nature of the proposal, risks of internal fire spread are inherently limited.

### **A4 – Access for fire service appliances**

Fire service appliances can access the site directly from Blossom Way. The distance from the highway to the building entrance is within standard hose-reel reach, and no physical obstructions prevent access. The proposal does not alter existing fire appliance access arrangements.

## **A5 – Firefighting and evacuation strategy**

Evacuation for the proposed dwelling would be on an immediate evacuation basis if required. An evacuation assembly point is identified within the private rear garden, away from the building envelope. Alternatively can be at the front of the property on the public highway.

## **A6 – Fire safety information**

Fire safety information, including evacuation instructions and fire detection systems, will be provided to the occupiers. Final details will be confirmed and secured at Building Control stage.

## **5. SITE PLAN INFORMATION**

In accordance with paragraphs 3.12.3 and 3.12.4 of the London Plan, the submitted site plan identifies the location of fire appliance access from Blossom Way and the evacuation assembly point within the rear garden area.

See attached with pack the fire safety drawings, Drawings No. 05.

## **6. CONSTRUCTION AND MANAGEMENT**

As a self-build project, construction will be carefully managed to ensure compliance with all relevant health, safety, and fire regulations. A Construction Phase Plan will be prepared where required, and all works will be inspected and approved through the Building Control process.

## **7. CONCLUSION**

This Fire Safety Statement demonstrates that the proposed development has been designed with fire safety as a fundamental consideration and complies with London Plan Policy D12. The scale and nature of the proposal allow for a clear, safe, and proportionate approach to fire safety, with detailed compliance to be secured through Building Regulations at the detailed design and construction stages.