

Fire Safety Statement

Introduction

It is prepared in strict accordance with London Plan 2021 Policy D12 Part A, which requires all new developments to fully integrate fire safety measures at the earliest design stages to ensure the safety of building users and firefighters.

Development Description

The application relates to the 'Change of use from existing dwellinghouse (Use Class C3) to Children home for children (Use Class C2) to accommodate a maximum of three Children.

The development design has been informed by a comprehensive fire safety strategy that complies with the London Plan and Building Regulations Approved Document B.

Fire Safety Strategy

In accordance with Policy D12 Part A, the development incorporates a fire safety strategy covering:

- **Means of Escape and Evacuation:** The design provides at least two separate, protected escape routes to allow simultaneous evacuation of all occupants. Escape routes are designed to accommodate vulnerable occupants and ensure safe evacuation times. Refuge areas and suitable signage are included.
- **Fire Detection and Alarm Systems:** A fire detection and alarm system compliant with BS 5839-1 will be installed to ensure early fire warning for all occupants. Systems will include both audible and visual alarms.
- **Fire Suppression Measures:** The development will incorporate systems where required by Building Regulations, providing effective fire suppression and reducing fire spread.
- **Compartmentation and Fire Resistance:** Fire-resisting construction will be used to compartmentalise the building, limiting fire and smoke spread. Fire doors and structural elements will have appropriate fire resistance ratings in compliance with Building Regulations.
- **Access for Firefighting:** The site layout ensures fire appliances can safely access within 45 metres of all points of the building, complying with London Fire Brigade guidance. Provision is made for fire hydrants and water supplies, firefighting lifts, and dry/wet risers where required.

Management and Maintenance

A robust Fire Safety Management Plan will be developed to ensure ongoing compliance and safety during occupation. This includes routine testing and maintenance of fire safety systems, clear responsibilities for fire safety management, and procedures for fire evacuation and emergency response. Occupants will be provided with fire safety information and training as part of the building handover.

Consultation and Compliance

The proposals fully meet the criteria of London Plan Policy D12 Part A and Building Regulations Approved Document B. Detailed fire engineering reports will be submitted as part of building control approvals.

Conclusion

The proposed development has been designed in full compliance with London Plan 2021 Policy D12 Part A. The integrated fire safety strategy ensures that the building provides safe means of escape, effective fire detection and suppression, structural fire resilience, and adequate fire service access, thereby safeguarding life safety and property.