

# Fire Safety Statement

**Site Address:** 1 Rectory Road, UB3 2JJ

**Project:** Proposed first floor rear extension and internal redesign.

**Date:** February 2026

## 1. Introduction

This Fire Safety Strategy supports the planning application for the proposed ground floor rear extension and internal remodeling at 1 Rectory Road. In accordance with Policy D12(A) of the London Plan (2021), this statement demonstrates how the development will achieve the highest standards of fire safety, ensuring the safety of all building users.

The following strategy outlines how the proposal complies with the six requirements of Policy D12(A), ensuring fire safety is integrated into the design at this early stage.

## 2. Fire Safety Compliance Table

### Policy Requirement - Proposed Strategy & Compliance

<p>Fire appliances and evacuation assembly points:</p>	<p>The development maintains existing access/egress routes. Unobstructed access for fire appliances remains available from Rectory Road. The primary evacuation assembly point will be located at a safe distance from the front of the property on the public highway.</p>
<p>Features reducing risk to life</p>	<p>A mains-operated, interlinked fire detection system will be installed to a minimum Grade D2 Category LD3 standard. This includes smoke detectors in circulation spaces at all levels and a heat detector in the kitchen. All inner rooms (ground/first floor) will be served by escape windows or doors.</p>
<p>Minimising fire spread</p>	<p>To prevent fire spread to neighboring properties, external wall materials will be Class B-s3, d2 or better if within 1000mm of a boundary. Unprotected areas (windows/doors) will be limited to 5.6sqm if within 1000mm, or 12sqm if at 2000mm from the boundary.</p>
<p>Means of escape and evacuation</p>	<p>The escape route will be via a protected staircase (minimum 30-minute fire-rated construction) leading to a final exit. The minor nature of the extension allows for a simple "simultaneous evacuation" strategy via primary exits.</p>
<p>Evacuation strategy (Robustness)</p>	<p>Clear, unobstructed paths to the front and rear exits are maintained. As a single-family dwelling, the occupants can exit directly to a place of ultimate safety (the street or a rear garden with safe egress) without complex coordination.</p>
<p>Access and equipment for firefighting</p>	<p>The site retains existing access to the mains water supply. The scale of the residential dwelling does not require specialized firefighting equipment (like dry risers), but ensures standard fire service equipment can reach all parts of the building.</p>

### **3. Construction and Internal Protection**

**Protected Staircase:** The internal staircase will be enclosed within a minimum 30-minute fire-rated construction. This includes all walls, fire doors, glazing, and the underside of the staircase where applicable.

**Inner Rooms:** No inner rooms are proposed for the loft level. At the ground and first floor, any inner rooms will be provided with compliant escape windows/doors leading to an external safe space.

### **4. Conclusion**

The proposed development at 56 Main Street has been designed to prioritize the safety of its occupants and the surrounding community. By adhering to the standards set out in London Plan Policy D12(A), the project ensures robust detection, containment, and evacuation measures are in place well before the Building Control stage.