

Fire Statement.

Policy D12a of the London Plan requires fire statements to be prepared by a suitably qualified and competent professional with experience to address the complexity of the design being proposed. This statement is prepared by a Chartered Architect and the designer of the proposed scheme with significant experience in residential projects of a similar scale.

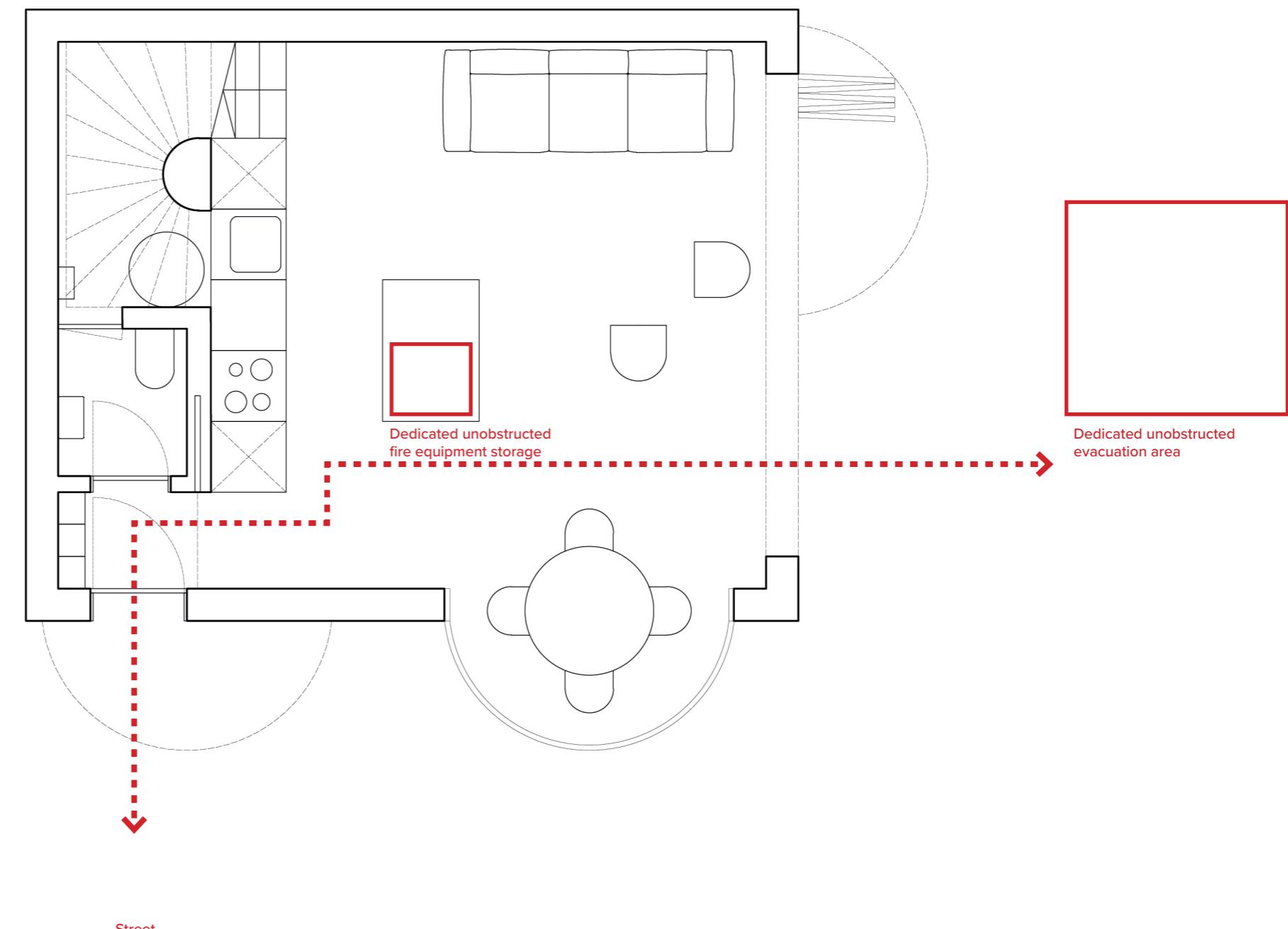
The exterior construction of the proposed dwelling will be back-ventilated brick walls. Fire stops will be installed around all openings and in-tumescent fire stops in-between floors for all new wall build-ups to stop the spread of flame from one compartment to another or to neighbouring properties. All interior compartments will achieve a fire resistance of at least 30 minutes in line with building regulations including specification of certified FD30 doors, linings and fire retardant finishes as applicable. Fire stops will be used around any service penetrations between one compartment and another.

The dwelling will have two means of escape at ground floor, via the lobby to the street or via glazed door to a dedicated unobstructed evacuation area in the garden. The garden is level to create a step free means of escape that considers provision for people who require level access. Opening windows 1100mm from finished floor level at first floor are proposed as an emergency escape in line with building regulations. Smoke alarms will be specified for every room and a combined smoke and heat alarm will be installed in the kitchen in line with building regulations. FD30 fire doors will be installed between all compartments.

To ensure the highest standards of fire safety for the life cycle of the dwelling, level and step free access to the rear garden should be maintained including proper maintenance of all fire doors, unobstructed access across all escape routes and the retention of a dedicated, unobstructed area for storage of fire equipment, as marked on the plan.

The proposals do not include a relevant building under planning gateway one, as they relate to one new dwelling which is under 18 metres in height. As the proposals are a modest new build dwelling on an existing street with terraced homes, emergency vehicle access will be the same via the existing public road facing the property. An Approved Inspector will be appointed at technical design stage to start the consultation process with the relevant Fire Authority, including a report and fire safety schedule to meet requirements of Part B of the Regulations.

The build-ups of the new building will be significantly improved for fire safety with a coherent escape strategy and dedicated storage for fire equipment as marked on the plan. It is intended to include the final fire statement as core component of the risk register, to be reviewed and updated throughout the technical design stage and issued to the building occupier following practical completion of the project.



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Fire Statement.
Planning Application
NTS/ A3
Fahad Malik
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Set
Scale
Drawn
Date

