

Fire Safety Statement

Site Address: 58 Blackthorn Ave West Drayton UB7 9EX

Proposal: Erection of an Outbuilding to rear garden for use as a Gym / Garden Store / Play Room

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

Taking each requirement in turn;

1) Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

The house is 2 storeys with a front and rear garden at 58 Blackthorn Ave West Drayton UB7 9EX. The site is a semi-detached Single Dwelling. The proposed site benefits from a dropped kerb into the Front of the property. The street scene is characterised by wide pavements and access Road for a clear assembly point for evacuated residents.

1) The development is 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 development will be constructed in line with current building regulations on fire safety.

2) The development is constructed in an appropriate way to minimise the risk of fire spread.

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

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

The proposed development affords additional opportunities for evacuation in the event of a fire over the existing dwelling. The design of the internal layout and the sliding doors to access the garden make a better connection between internal and external. The new stairs will meet the latest building regulations. The hallway passage will give access to the front and rear.

4) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.

Not applicable to single family dwelling house.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

Fire Safety Policy Criteria as per the London Plan D12(A)

1(a) Fire Appliances and Means of Access.

Refer to drawings & site plan for means of access for fire brigade. The hall is a protected means of escape.

2) Appropriate features to reduce risk to life

Ground Floor rooms are on the ground floor with windows as means of escape. Additional doors also to the rear and side.

3) Appropriate features to reduce risk of fire spread

The house will comply with Part B to reduce the risk of fire spreading.

(4) & (5) Means of escape / evacuation strategy

Means of escape from protected hall or ground floor doors/windows through the front garden and on the grass to the Close. (refer to plan below)

(6) Fire Fighting Equipment

The client is advised to keep a Home Fire Safety Pack in the OM manual. All residents should be aware of the location of fire and smoke/ heat detector equipment.