

FIRE SAFETY STATEMENT

32 Ferndale Crescent, Uxbridge, UB8 2AX

REVISION TABLE

REV.	DATE	DESCRIPTION	NAME	SIGN.
A	09/08/23	Planning application support	Giovanni Fusco	GF



Scope of the Statement

This statement is prepared as support for the householder planning application for a garage conversion and extension. The proposed development is classed as minor development and will not change or increase the risk of fire within/around the building.

This Statement will be implemented, after the planning application approval, with additional specifications and details to meet the building regulation and will be reviewed by an independent Government approved Building Inspector.

The Site

32 Ferndale Crescent is a semi-detached family dwelling with a detached garage.

Proposal

The proposed works are wholly within the land belonging to 32 Ferndale Crescent.

The proposal development the conversion of the existing detached garage and the extension of it at the rear. The converted garage will remain as ancillary use and no additional housing units is being proposed.

All the below criteria/measure will be kept on place.

Means of Escape

The windows should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

Fire-Resistant Internal Finishes

For all structural elements, such as floors, walls and beams, fire resistance of at least 30 minutes is required. This is usually achieved by using fire-rated plasterboard and plaster finishes at least 12.5mm thick, or two layers of standard plasterboard at least 9.5mm thick and a plaster set finish. For the internal wall and ceilings finishes, materials need to be Class 1-rated to prevent fire spread

Electrical Installation

All wiring and electrical work must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, Wiring Guidance and Building Regulations Part P (Electrical Safety).

An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent electrician.

A copy of a certificate must be forwarded to Building Control on completion.

Sockets/outlets must be installed 150mm minimum from worktop

Socket/outlets and similar accessories should be mounted at not less than 300 mm (ideally not less than 1000 mm) in the horizontal plane, from the extremities of a sink, tap or wash basin, hobs. Approved Document M recommends that in new dwellings only, switches and sockets/outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level and 350m away from corners.

Access for Fire Engines

Fire Engine will have access to within 45m of every point of the house or to 15% of its perimeter. Access for firefighters and equipment will remain as the existing and will not be impacted by the proposed works.

Escaping a fire

It is recommended that the occupants familiarize themselves with the escape route. Guidance about how to make a home and family safe can be found at government website <https://www.gov.uk/government/publications/make-your-home-safe-from-fire>

Conclusion

This Fire Safety Statement demonstrate that adequate measures on design have been considerate and that the development will comply with the fire regulation. In the Building Regulation application these measures will be defined further to be approved by an independent third-party Approved Inspector for building regulations approval.

Yours truly
Giovanni Fusco
Chartered Architect
M. Arch, ARB, RIBA

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