

Policy D12 Fire safety

- A 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 and ensure that they:
- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
 - 2) are 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
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

This Fire Statement is part of a planning application for “Change of use and conversion of an existing single family dwelling house (Use Class C3) into four self-contained residential flats (Use Class C3), comprising one 3-bedroom flat, two 1-bedroom flats and one 2-bedroom maisonette with loft accommodation with associated car parking space, cycle storage, refuse bins and amenity”. It does not alter any aspect of the existing fire safety strategy for the building. We are attaching the strategy for the current and future envelope of the building for your reference.

In planning for the rear extensions, we have taken the following points into consideration to ensure that the building remains safe for occupants after completion of the works.

1. The plot around the building has sufficient space for fire appliances and personnel. And to place ladders and other equipment.
2. The existing property is divided into residential flats therefore smoke detectors and heat detectors (kitchen) are already in place.
3. New materials used will be in line with fire proofing standards required by Building Regulations.
4. The existing fire escape using the main staircase would be unaltered to the front of the property.
5. Each family in the flats are aware of actions to take if a fire is discovered and/or alarm is raised.
- 6- Active systems will include a Grade D2 Category LD3 standard fire alarm with smoke detection, the system will be designed and installed in accordance with the relevant recommendations of BS 5839-6. As per Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.
- 7- All proposed external walls are to be constructed to achieve a minimum 60 mins fire rating and external walls are to be finished to comply with Class B-s3, d2(2) to prevent surface spread of fire.

The proposed roofs will be specified to achieve BROOF(t4). Materials and construction will be designed to comply with Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

Please note final construction materials are to be confirmed following a structural survey and design.

CONCLUSION

The proposal does not harm provisions for escape in the event of fire. It will be constructed to comply with the building regulations. We believe that this statement sufficiently explains how fire safety has been considered in the proposal and that it complies with Fire Safety Policy 12D(A).

Please note that this document has been supplied for information only and does not in itself constitute a proposal to comply with the Buildings Regulations. The proposed work must be carried out in accordance with the Building Regulations and agreed with the relevant authorities.