

## FIRE SAFETY STATEMENT

8 Dairy Farm Lane, Harefield, UB9 6QU

**In support of our householder planning application for a rear and side wrap around extension at ground floor level and a first floor rear extension with roof terrace, plus fenestration modifications, the addition of a bay window on the front of the house, and the addition of solar panels on the roof.**

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### Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal contained within the application complies with the local and national planning policy requirements for fire safety. Namely Policies D5 and D12(A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

The application site consists of a two-storey four bedroom detached single-family dwelling.

This Fire Safety Statement has been authored by Michael Jones Architects Ltd, an RIBA chartered architectural practice with extensive experience of residential construction and regulations. Given the low level of complexity and risk associated with this proposal it has not been deemed necessary to appoint an accredited fire engineer at this time.

### Means of Escape

The application involves a single storey rear extension to the property. The rear extension will involve the removal of the rear doors from the kitchen and dining room, replacing them with a single large open plan living space. This has the effect of increasing the travel distance in this direction into the rear garden by approximately 6m. This is deemed to be acceptable as the house has multiple Part B compliant escape routes leading into the front and rear gardens. Egress from the main house is also possible via multiple openable first floor windows, and via the proposed roof terrace should it be required.

Changes to the first floor essentially involve the enlargement of one of the bedrooms and provision of a small walk-in-wardrobe and en-suite. These changes will not materially affect the fire safety of the property.

The property consists of a ground and first floor only, with safe alternative escape routes from all habitable rooms on the first floor; an internal protected escape stair is therefore not required.

The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

### Fire Spread and Control

The existing building is fully detached so fire spread to other nearby structures is unlikely. The masonry construction of the building makes external fire spread between different compartments of the building a low risk. The proposed single storey rear extension is also proposed to be constructed in masonry meaning that external fire spread from the extension back to the house is unlikely.

The property will retain its existing mains interlinked smoke detection system as this is seen as a suitable system for the extended property.

No internal fire suppression measures are proposed.

## **Construction**

The existing building has a conventional cavity masonry wall construction which is of low combustibility. The proposed additions and modifications in our application will be of similar construction, but will require the use of steel frame in some areas. The elements of traditional cavity construction will not impose any additional risk of fire or fire spread than the existing situation, and all structural steelwork will be fire protected to meet the requirements of Approved Document B. No timber cladding, composite cladding panels, or other non-standard materials are proposed.

## **Fire Service Access**

The application will not affect the ability of the emergency services to attend and access the property.

## **Fire Safety Management**

The building would be fitted with an interlinked fire alarm system to satisfy Part B of the Building Regulations. As the property is a domestic residence no formal fire safety management procedures are required in the course of its use.

The fire safety management of the building is not affected by this proposal.

## **Conclusion**

This fire safety statement demonstrates that the proposed alterations and extensions at 8 Dairy Farm Lane, Harefield comply with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety.