

Planning Fire Safety Statement

Re: 163
Lansbury Drive
Hayes
UB4 8RR

1.0 Introduction

- 1.1 This Fire safety statement has been prepared in support of the planning application for a proposed loft dormer extension, front porch, floor plan redesign and all associated works
- 1.2 Lyondale are town planners and architectural designers consultants specialise in residential and commercial planning, particularly in the South East of England. Our recommended contractors have years of experience and competence with building in accordance to Approved Document B – Fire Safety.

2.0 Passive and Active Measures

- 2.1 Active fire protection measures will include an LD2 system in the property. Detectors will be incorporated in all circulation areas that form part of the escape routes and in all specified rooms or areas that present a high risk of fire (kitchen, principle habitual rooms etc).
- 2.2 This includes fire alarms in hallway, landing and living rooms whilst there will be a smoke alarm in kitchen. Passive fire protection measures will include the use of 60 minute fire rated doors and smoke seals to the kitchen to prevent spread of fire and meet domestic fire door regulations. There is no requirement for this proposal to include a sprinkler system or fire extinguishers.

3.0 Construction and Materials

- 3.1 The new extension wall of the dormer, on the boundary between the proposal property and the neighbouring property, shall be constructed as a compartment wall to prevent the spread of fire between the two properties dormers.

3.2 There are also fire risks during construction stage which will be avoided by following safety measures implemented by the contractors.

3.3 The kitchen shall be sub-divided with fire resistant construction throughout. Roof windows will be non-combustible and therefor comply with fire safety requirements.

4.0 Means of Escape and Evacuation

4.1 The addition of a loft floor will mean that the route to the front doors will not be open to the kitchens and there will not be any open plan area opening into the hallway or landings.

4.2 The kitchen will be separated from the landing by a 60 minute fire door, there are multiple exit routes from the rest of the property. On the ground floor this will be the front door to the street or the living room door to the garden. On the first floor, escape routes include stairs to the ground floor and all windows, as they are lower than 4.5 meters from the ground. On the second floor, escape routes include the stairs leading to first and ground floor exits.

5.0 Access and Equipment for Firefighters

5.1 The property is on a residential road and the streetscape will not be affected by the proposal or the short-term construction work. In the instance that firefighters are called to the property, access and fire brigades' equipment will be accommodated as they were previously.

Document created by:

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Experience in designing residential & Commercial developments