

PLANNING FIRE SAFETY STATEMENT

74 OAK AVENUE, WOKINGHAM, RG40 1LJ

The Planning Fire Safety Statement relates to loft conversion to a detached house in **Wokingham Borough Council, RG40**. Specifically, the works comprise: **Loft conversion with a hip roof rear dormer extension with the addition of rooflights to the roof slope.**

This statement has been prepared on behalf of the applicant by Qarib Nazir, director of architectural design consultancy firm Enliven Solutions Limited, who is familiar with the requirements of Approved Document Part B (ADB) volume 1 and BS9991, which has informed the fire safety aspects of the design proposal.

The proposal will not have a material impact on how the property is accessed and escaped in the case of a fire. As a dwelling house, the property is treated as one compartment and provides fire separation along the walls. As the alterations to the property is so small and will not have a significant impact on or change to the fire safety plan for the dwelling, it is considered that a registered fire engineer is not required to provide this information. This statement exhibits how the proposed extension will comply with London Plan Policy D12A. The statement will cover responses to criteria 1, 2, 3, 4, 5 and 6 of the Fire Safety D12A London Plan Guidance for a Householder planning application.

INTRODUCTION:

74 Oak Avenue is a two-storey detached house. The subject property is located at Oak Avenue and is not in conservation area nor listed. The front and rear elevation is made of render finish and London stock bricks. Side garden can be accessed externally.



Street view of 74 Oak Avenue



Rear and side passage of 74 Oak Avenue

PROPOSAL:

The proposal only involves a small scale roof extension and other elements of the building are to remain as existing.

POLICY CRITERIA:

CRITERIA 1:

Information on space provisions for fire appliances and assembly points:

The proposal will not affect fire appliances access to the site. In case of fire, evacuation assembly point will be on Oak Avenue, as both fire appliance and assembly points can be within public highway.

The proposal will not change how the site would be evacuated. In the case of fire, either during the construction or occupation phases of the development, the evacuation assembly point would be on Oak Avenue. This assembly point would provide a location for workers or residents to assemble in a safe point away from a fire in the property and await fire personnel help.



CRITERIA 2:

Information on passive and active safety measures:

Existing staircases are half an hour fire protected that feature smoke detectors and alarms on both floor levels and provides a separated means of escape from all rooms within the house and remains unaffected by the proposal. A new half an hour fire protected staircase complying with the building regulations with smoke detector will be provided for access to the new bedroom, sitting, study and shower at loft floor level.

The space extended is at loft floor level, provided a bedroom, sitting, study and shower and will be constructed using FD30 fire door. The existing kitchen has a secondary escape route for occupants via utility door onto rear of property.

Existing kitchen will also be fitted with a main powered heat detector and sounder with battery backup, to ensure safety of occupants by warning them adequately in case of fire. Emergency lighting will also be installed for early warning. Smoke detectors would be provided into all habitable rooms and landings at Ground, First and loft floor levels.

CRITERIA 3:

Construction to minimise the risk of fire spread:

The construction and alterations would be done with Class 1 rated materials to achieve 30 minutes internal fire resistance whereas 60 minutes external resistance to the fire to comply with Class B-s3, d2(2). Materials and construction will be designed in

accordance with Part B Volume 1 2010 209 edition incorporating 2020 amendments – for use in England.

CRITERIA 4:

Information on means of escape and evacuation strategy.

The proposal is not affecting the means of escape. All habitable rooms would be accessed from protected stairs / hallway. The hallway would be kept clear of any obstructions all the time. In case of fire, evacuation can be made to Oak Avenue via main Front door. If it is not possible to reach front door or hallway, a secondary escape can be done to rear passage via rear doors in the utility. From there, occupants can assemble at Oak Avenue via rear/external side passage.

CRITERIA 5:

Develop a robust strategy for evacuation:

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12(A), criteria 5 is not applicable for householder planning application.

CRITERIA 6:

Information on access and equipment for firefighting:

As a small residential property with development comprising of a small extension, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house.

CONCLUSION:

The proposed roof extension will not obstruct or alter the existing escape routes or access to the property from Oak Avenue. It will be designed and constructed in accordance with the building regulations. This statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy 12D (A).