



Little Ashridge, Wokingham

Fire Safety Statement

Householder Planning Application

Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB

Prepared for: Householder Planning Application

Site Address: Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB

Local Planning Authority: Wokingham Borough Council

Date: May 2026



1. Introduction

This Fire Safety Statement has been prepared in support of a householder planning application for development at Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB.

The statement outlines the fire safety considerations relevant to the proposed domestic development and demonstrates that the proposal has been designed with appropriate regard to fire prevention, means of escape, emergency access, and compliance with the relevant provisions of the Building Regulations.

The proposal relates to a private dwellinghouse and is not classified as a higher-risk building under the Building Safety Act 2022.

2. Proposed Development

The proposal comprises domestic-scale residential works as a replacement dwelling at Little Ashridge.

The development remains within a single private residential use and does **not** involve:

- Flats or apartments;
- Buildings over 18 metres in height;
- Institutional or commercial uses;
- Significant intensification of occupation.

The development will therefore continue to operate as a low-risk residential dwelling.

3. Fire Safety Design Principles

The proposed development has been designed in accordance with the principles contained within:

- Approved Document B of the Building Regulations;
- Relevant British Standards where applicable;
- General fire safety best practice for domestic residential development.

The design seeks to ensure:

- Safe means of escape for occupants;
- Early fire detection;
- Appropriate fire separation;
- Access for emergency services.

4. Means of Escape

The dwelling will retain appropriate escape routes in accordance with Building Regulations requirements.

Key fire safety measures will include:

- Protected escape routes where required;
- Escape windows to habitable rooms where applicable;
- Direct access to final exits at ground floor level;
- Internal layouts designed to maintain safe evacuation routes.

Travel distances within the dwelling are expected to remain appropriate for a single private residence. Significant intensification of occupation.

The development will therefore continue to operate as a low-risk residential dwelling.

5. Fire Detection and Alarm Systems

The dwelling will be fitted with suitable smoke detection in accordance with current Building Regulations standards, including:

- Mains-powered smoke alarms with battery backup;
- Interlinked smoke detectors;
- Heat detectors within kitchen areas where required.

These measures will provide early warning to occupants in the event of fire.

6. External Fire Spread

External materials will be selected and installed in accordance with Building Regulations requirements to minimise the risk of external fire spread.

Appropriate consideration will be given to:

- Roof coverings;
- External wall materials;
- Boundary distances;
- Openings near site boundaries.

The proposal is not considered to materially increase fire risk to neighbouring properties. The development will therefore continue to operate as a low-risk residential dwelling.

7. Internal Fire Spread

Internal construction elements will comply with relevant fire resistance standards under the Building Regulations. This may include:

- Fire-resistant doors where required;
- Protected stair enclosures where applicable;
- Fire-stopping around service penetrations;
- Appropriate lining materials and compartmentation.

8. Access for Fire and Rescue Services

The site benefits from existing vehicular access from Forest Road.

Emergency service access arrangements will remain suitable for:

- Fire appliance access;
- Firefighting operations;
- Evacuation procedures.

The scale and nature of the proposal are not expected to adversely affect emergency access arrangements.

9. Water Supplies for Firefighting

The development will continue to be served by the existing mains water infrastructure within the local area. Fire and Rescue Services will have access to local hydrants serving the surrounding residential area.

In addition, the estate benefits from an existing attenuation pond which currently serves both the Manor House and Little Ashridge and will continue to serve the proposed new Little Ashridge building. The pond collects and stores rainwater runoff from the buildings across the estate and forms part of the site's wider surface water management strategy.

In the event of a fire emergency, the pond may also provide an additional on-site water source to support firefighting operations if required by the Fire and Rescue Service. The pond is connected to an existing overflow system linking to other drainage and water networks, ensuring controlled management of excess water.

Given the domestic scale of the proposal, no additional firefighting water infrastructure is anticipated to be necessary. The scale and nature of the proposal are not expected to adversely affect emergency access arrangements.

10. Construction Phase Fire Safety

During construction works, contractors will be expected to implement appropriate site fire safety measures, including:

Safe storage of combustible materials;

Hot works management procedures;

Temporary fire extinguishers on site;

Emergency access maintenance;

Compliance with Construction (Design and Management) Regulations 2015.

11. Conclusion

The proposed development at Little Ashridge has been designed with appropriate consideration of fire safety principles relevant to a domestic residential property.

The proposal:

Maintains suitable means of escape;

Provides appropriate fire detection measures;

Retains emergency access arrangements;

Minimises risk of fire spread;

Will comply with the relevant requirements of the Building Regulations.

Overall, the proposed development is considered acceptable in fire safety terms for a householder planning application.

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