

FIRE SAFETY STATEMENT

Site address: 28, Redhatch Drive, Earley, RG6 5QP

INTRODUCTION

This statement covers relevant fire safety matters relating to the proposed ground floor wrap around and double storey side extension at 28, Redhatch Drive, Earley, RG6 5QP. This statement is a standalone document, but it would be helpful if it is read in conjunction with the accompanying drawings and documents submitted as part of the householder planning application Ref: **PP-14003228**. This statement has been prepared on behalf of the applicants by the agent.

This statement sets out how the proposed scheme will comply with London Plan Policy D12A. 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) this statement will cover criteria 1, 2, 3, 4, 5 & 6 for a householder planning application. Please note that this document has been supplied for information only and does not in itself constitute a proposal to comply with the building regulations.

The proposed work must be carried out in accordance with the building regulations and agreed with the relevant authorities.

EXISTING

The existing property is a semi-detached building with two bedrooms, frontage with block paving and a rear garden. The property is presumed to be masonry construction with facing brick and pebbledash externally.





Existing front view



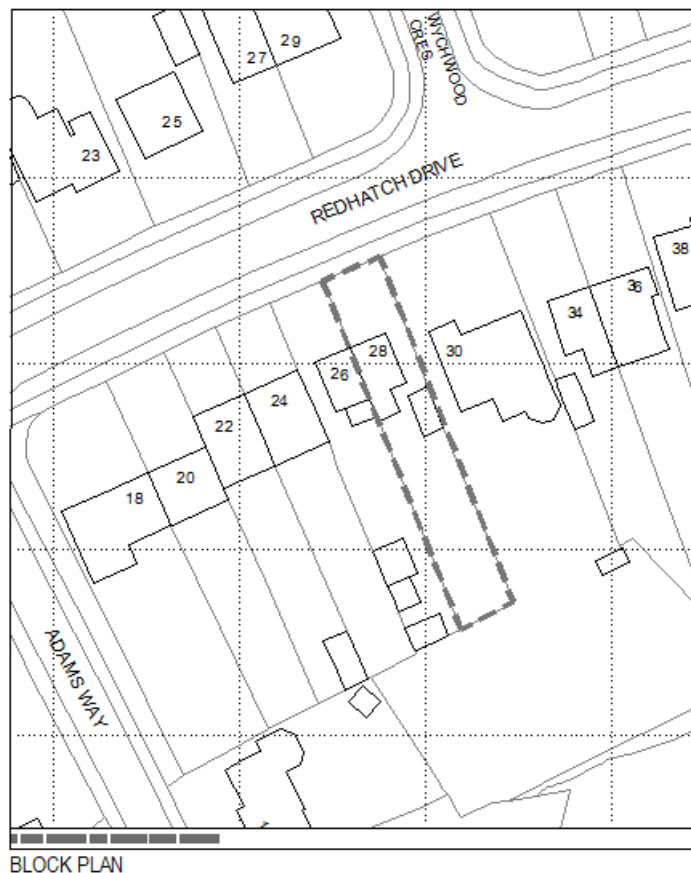
Existing rear view

PROPOSED

The proposal includes a ground floor wrap around with a double storey side extension. The proposal will not alter or obstruct the existing means of escape from the property.

CRITERIA 1:

Information on space provisions for fire appliances and assembly points. The existing building has a frontage. Fire appliances will need to be positioned on Redhatch Drive as per the current situation. There is no suitable evacuation assembly point on the site so occupants will evacuate onto Redhatch Drive and move to a safe distance as per the current situation.



CRITERIA 2:

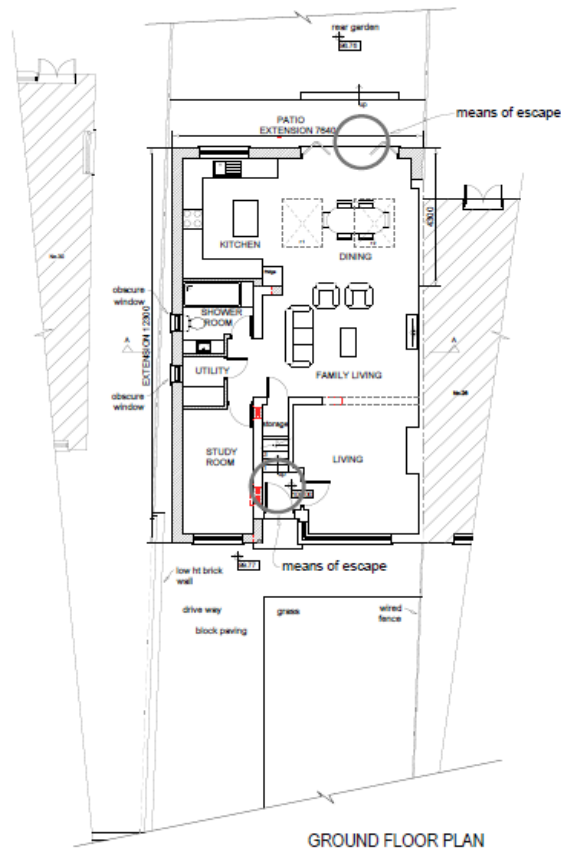
Information on passive and active safety measures. Active systems will include a Grade D2 Category LD3 standard fire alarm with smoke detection, the system will be designed and installed in accordance with the relevant recommendations of BS 5839-6. As per Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

CRITERIA 3:

Information on appropriate ways to minimize the risk of fire spread. 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.

CRITERIA 4:

Information on means of escape and evacuation strategies. Means of escape will be as per the current situation. Either be via the existing stairs with a final exit on to Redhatch Drive or if this route is blocked alternative escape will be via the Family Living/Dining to the rear garden this complies with Diagram Ground.



CRITERIA 5:

Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in. 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. The evacuation routes and single evacuation assembly point located at the front of the property on the public pavement.

CONCLUSION :

The proposal is a modest wrap around /side extension with a total area of 43.93m² it will not alter or obstruct the existing means of escape from the property or access to the property from **Redhatch Drive**. It will be designed and 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).