

PLANNING FIRE SAFETY STATEMENT

1 ORCHARD PLACE, RECTORY ROAD, RG40 1DW

The Planning Fire Safety Statement relates to a detached bungalow in **Wokingham Borough Council RG40**. Specifically, the works comprise: **Erection of a crown roof dormer to the rear and pitch roof dormer to the front roof slope, following installation of one rooflight to the side 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 case of fire. As a dwelling house, the property is treated as one compartment and provides fire separation along the walls. The alteration to the property 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:

1 Orchard Place, is a detached style bungalow, situated at the Orchard Place. The subject property is neither listed nor located in any conservation area.



Front View

PROPOSAL:

The proposal involves Erection of a crown roof dormer to the rear and pitch roof dormer to the front roof. Other elements of the building are to remain as existing.

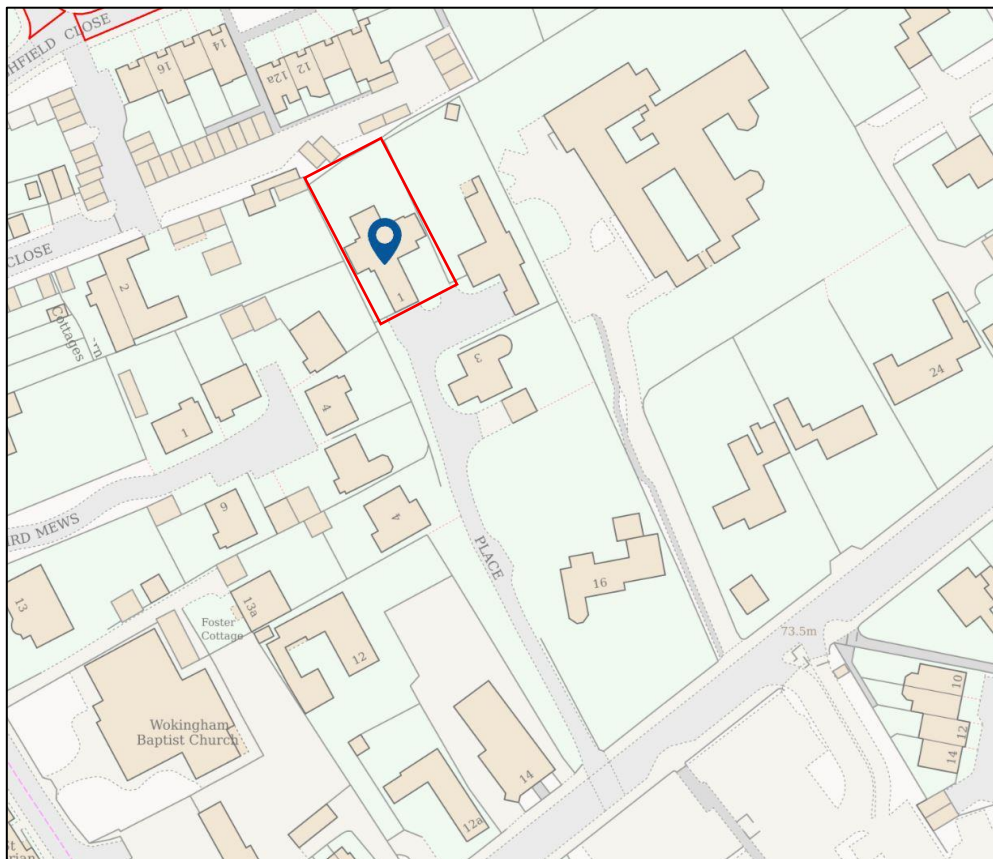
POLICY CRITERIA:

CRITERIA 1:

Information on space provisions for fire appliances and assembly points:

The proposal will not affect fire appliances access to the site. Both fire appliances and assembly points can be within public highway, so in case of fire, evacuation assembly point will be on Orchard Place.

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



SITE PLAN: 1 Orchard Place, Rectory Road, Wokingham, RG40 1DW

CRITERIA 2:

Information on passive and active safety measures:

Existing staircase is half an hour fire protected that features smoke detector and alarm. It 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 provide access to the new loft floor level. The loft will be constructed using FD30 fire door. 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 on all landings and habitable rooms at ground, first and loft floor level.

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 Orchard Place via main front door.

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 planning application.

CRITERIA 6:

Information on access and equipment for firefighting:

As a small residential property with development comprising of a small roof 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 proposal will not obstruct or alter the existing escape routes or access to the property from Orchard Place. 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).