

PLANNING FIRE SAFETY STATEMENT

25, LANGBOROUGH ROAD, WOKINGHAM, RG40 2BU

The Planning Fire Safety Statement relates to loft conversion to a terraced house in **Wokingham Borough Council, RG40**. Specifically, the works comprise: **Loft conversion with a full width flat roof dormer to the rear and one conservation style rooflight to the front.**

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:

25, Langborough Road is a two-storey terraced house. The subject property is located at Langborough Road and is in Langborough Road conservation area. The front and rear elevation is made of London stock bricks.



Front View

PROPOSAL:

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

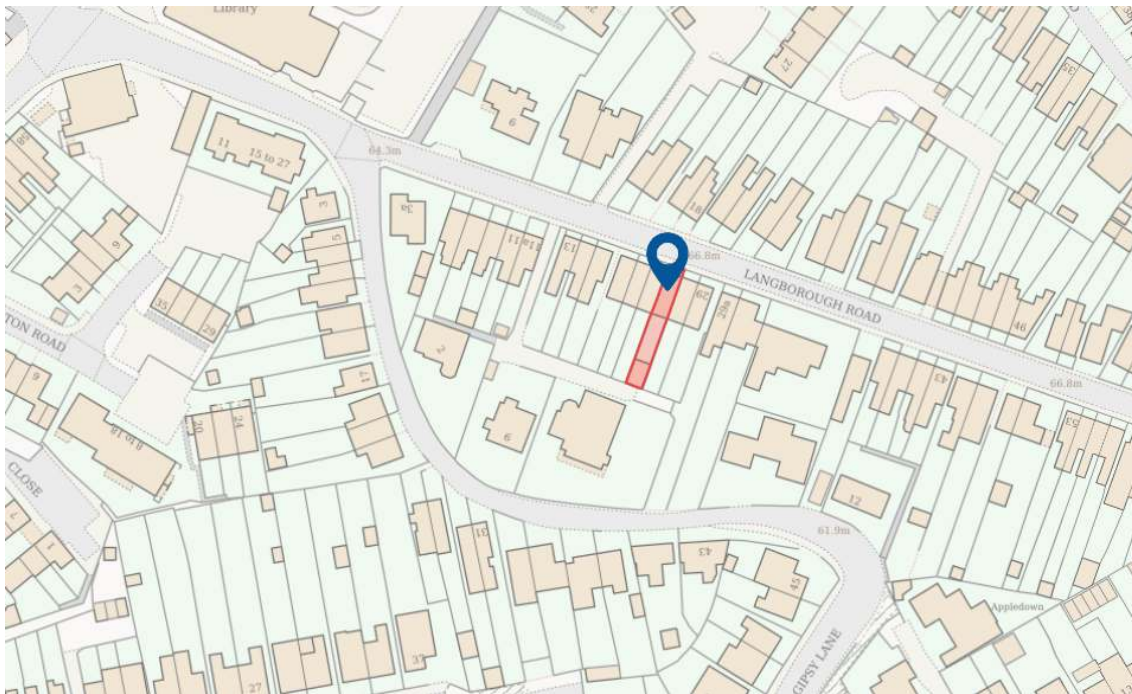
POLICY CRITERIA:

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 Langborough Road, 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 Langborough Road. 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.



Site Plan of 25 Langborough Road

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.

The space extended is at loft floor level, provided an open plan bedroom and will be constructed using FD20 fire door which will be installed on first floor. Mist sprinklers/fire suppression system will be installed on ground floor.

Emergency lighting will also be installed for early warning. Smoke detectors would be provided into all habitable rooms and landings at Ground, First 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 Langborough Road, 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 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 Langborough Road. 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).