

FIRE STATEMENT

Proposed Development: Erection of new dwelling (2bed-4person) on land rear of, 3 Park View Gardens, Lingfield Road, East Grinstead, RH19 2EH with amenity space, cycle storage, refuse bins. Demolish existing garage.

Site Address: Land rear of, 3 Park View Gardens, Lingfield Road, East Grinstead, RH19 2EH

1. Introduction

This Fire Statement has been prepared in support of a planning application for the erection of a single two-bedroom dwelling, including associated amenity space, parking, cycle storage, and refuse provision following demolition of the existing garage.

The statement demonstrates how fire safety has been considered in the design of the proposed development in accordance with relevant national guidance, including the principles set out in the National Planning Policy Framework (NPPF).

Given the scale and nature of the proposal (a single dwellinghouse), the development is not classified as a “relevant building” under the requirements for a formal Fire Statement as defined by planning regulations. However, fire safety considerations have been incorporated into the design as good practice.

2. Site and Proposal Overview

The site is located to the rear of 3 Park View Gardens and will be accessed from Hermitage Road via an existing vehicular crossover.

The proposal consists of:

- One 2-bedroom dwelling (4-person occupancy)
- Total floor area: 81.92 sq.m
- Private amenity space



- One car parking space
- 3-cycle storage
- Refuse and recycling storage
- Demolition of an existing garage

3. Fire Safety Strategy

3.1 Building Regulations Compliance

The dwelling will be designed and constructed in full compliance with **Approved Document B (Fire Safety)** of the Building Regulations.

Key measures will include:

- Installation of mains-powered, interlinked smoke alarms
- Fire-resistant construction elements (walls, floors, and doors as required)
- Provision of protected escape routes

3.2 Means of Escape

The proposed dwelling is a low-rise, single-family house and will benefit from straightforward and effective escape arrangements:

- Direct access from habitable rooms to a protected internal circulation space
- Final exit door at ground floor level leading directly to open air
- Escape windows provided to habitable rooms at upper floor level (if applicable) in accordance with Building Regulations

Travel distances and escape provisions will comply with Approved Document B standards.

3.3 Access for Fire and Rescue Service

Fire service access is considered suitable and proportionate to the scale of the development:

- Vehicular access is provided from Hermitage Road via an existing crossover
- The dwelling is located within an acceptable distance for fire appliance access
- Firefighters will be able to access the building on foot from the parking area and access route



The layout allows for safe and unobstructed approach to the dwelling.

3.4 Water Supply for Firefighting

Firefighting water will be available via the existing mains water infrastructure in the surrounding residential area.

Hydrants are expected to be available within standard proximity in accordance with local water authority requirements. Confirmation and any necessary upgrades will be addressed at the Building Regulations stage if required.

3.5 External Fire Spread

The design reduces the risk of fire spread between buildings:

- Appropriate separation distances from neighbouring properties are maintained
- External wall materials (brick facing and roof tiles) provide good fire resistance
- Boundary treatments will be designed to minimise fire risk

3.6 Internal Fire Spread

The dwelling will incorporate measures to limit fire and smoke spread internally:

- Fire-resisting partitions and floors as required
- Fire doors (where necessary)
- Detection and alarm systems to provide early warning

3.7 Evacuation Strategy

As a single private dwelling:

- A **simultaneous evacuation strategy** applies
- Occupants will evacuate immediately upon detection of fire
- No complex evacuation procedures or management arrangements are required

4. Conclusion

The proposed development is a small-scale residential scheme that inherently presents low fire risk. Fire safety has been appropriately considered through:

- Compliance with Building Regulations (Approved Document B)



- Provision of safe and direct escape routes
- Adequate access for emergency services
- Use of durable and fire-resistant materials

The development is therefore considered to meet all relevant fire safety objectives and represents a safe form of residential development.

