

Fire Statement

Prepared for: Mrs S Mitchell
13 Grange Road, Crawley Down, RH10 4JT
24th January 2025

Introduction

This statement has been prepared to support a planning application for a rear extension at the above property to form a consolidated design

The statement addresses the requirements of part A of London Plan 2021 Policy D12 (Fire Safety).

Note: This is a statement for planning purposes only. Advice from a qualified Fire Safety Officer and Building Inspector will be required at the building control and post planning stage.

General Comments

The building will be designed to comply with Approved Document B of the Building Regulations. The design of the building will follow guidance in BS9991:2015 and BS9999:2017, if/where necessary, regarding compliance with the Building Regulations and London Plan policy.

The building is less than 6 storey's and below 11m in height and therefore falls below the height for the mandatory use of sprinkler systems.

The existing layout of the building has been designed to ensure that the single dwelling house at ground floor level have adequate access. There are no alterations being proposed to the existing portion of the house. Fire separation and the installation of any early warning devices will be in accordance with the Building Regulations.

Policy D12 A Requirements

1) Identify suitably positioned unobstructed outside space:

- a) For fire appliances to be positioned on**
- b) Appropriate for use as an evacuation assembly point**

Fire appliances can position themselves out front of the property, in the position of 13 Grange Road kerb. This provides a clear unobstructed standing area also. There is also behind the property another road where the fire appliance could sit (Old Station Close)

The fire assembly point is intended to be down the road, up the road or alternatively at the rear of the property avoiding the need for occupiers to cross the road and avoiding the fire standing area where there would be a clear 15m distance. This is subject to advice from a qualified Fire Safety Officer and Building Inspector.

2) Are constructed in an appropriate way to minimise the risk of fire spread

Elements of structure and compartmentation are required to provide 60 minutes fire resistance.

External materials will principally comprise concrete block / Thermalite blocks which will be rendered and painted. All external walls will be constructed from materials complying with Regulation 7(a) of the building regulations.

All external walls, excluding doors and windows, will provide 60 minutes fire resistance in accordance with BS EN 13501-2.

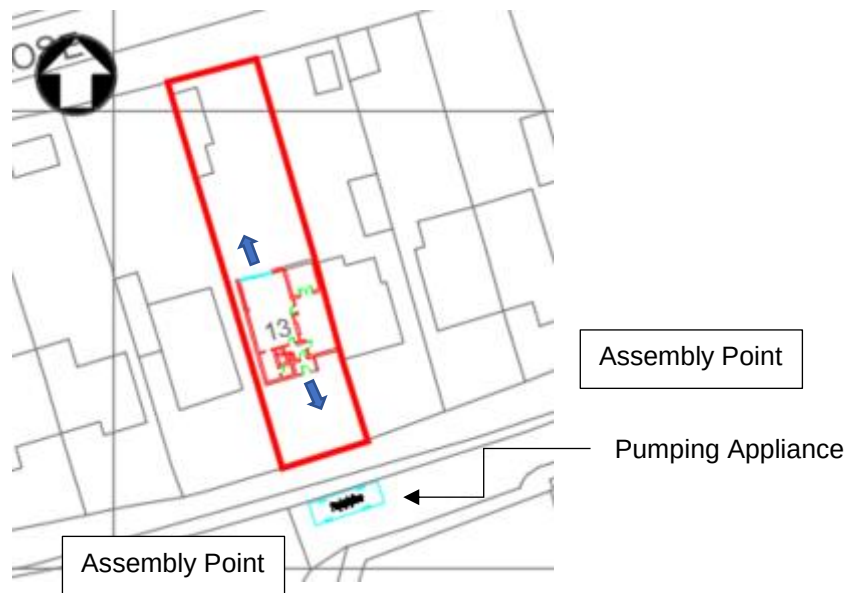
3) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate smoke and heat detector in the kitchen, entrance hall and first floor landing providing appropriate fire safety measures

The building will be provided with a heat and smoke detectors and will all comply with a minimum BS5839-6LD2. Sounder to achieve a minimum 65dB (A) in all accessible areas and minimum 75dB (A) at ceiling level when all doors are shut.

Provision of fire extinguishers will be a matter of choice for the owners/occupants.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The building is double storey with a single stairwell for evacuation and firefighting. Please refer to the attached image below showing the final evacuation routes, assembly points and pumping appliance area.



5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

This is a single-dwelling house, the planned works is a rear extension which is a direct replacement of the conservatory. All accommodation comes out onto a single stairwell which has access to the front door. Strategy for evacuation will be unchanged from existing.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

Access for fire service personnel will be in accordance with Approved Document B of the Building Regulations. It is intended for the firefighting access and standing area to be provided at the front of the building via the existing dropped kerb from the road and therefore a turning head is not required in accordance with Approved Document B.