

FIRE SAFETY STATEMENT

Proposal : Side Extension and Loft Conversion
at
Address : 5, The Holt, Haywards Heath,
RH16 4XR



1. Introduction

This fire statement is prepared in accordance with the Building Regulations and relevant fire safety legislation for the proposed alterations to the property at 5, The Holt, Haywards Heath, RH16 4XR. The proposal involves the following key changes:

- **Front Extension (Ground Floor):** Extension of the existing garage to the front of the property.
- **Side Extension (First Floor):** A side extension over the existing garage and utility room, which will house a study and bathroom.
- **Hip-to-Gable Loft Conversion:** Conversion of the existing hip roof to a gable, along with the addition of front and rear dormers, one of which will include a Juliet balcony.

The design will reflect the neighboring properties at 14 and 16 Buckeridge Way, ensuring the external appearance remains consistent with the character of the area, which faces the adjacent forest.

This fire statement addresses fire safety measures incorporated into the design and compliance with the relevant fire safety standards to ensure the protection of life, property, and the surrounding environment.

2. Fire Safety Objectives

The primary objectives for fire safety in this development are:

- **Life Safety:** To ensure that occupants of the property can evacuate safely in the event of a fire.
- **Property Protection:** To protect the property from fire damage and prevent the spread of fire to other parts of the building or adjacent properties.
- **Environmental Protection:** To ensure that any fire hazards are controlled and that the fire does not endanger the surrounding environment, particularly the adjacent forest.

The design takes into account relevant building regulations, including Part B (Fire Safety) of the Building Regulations 2010, and other applicable standards for fire safety.

3. Building Design and Fire Safety Features

3.1 Fire Safety in the Front Extension (Ground Floor)

The proposed front extension will be constructed to match the existing building materials, ensuring that the external appearance remains cohesive with the original structure. The following fire safety measures will be implemented:

- **Fire-Resistant Materials:** All construction materials, including the exterior cladding, windows, and roof, will comply with the appropriate fire resistance standards. For instance, non-combustible or fire-resistant cladding materials will be used where applicable.
- **Fire Compartmentation:** The front extension will be separated from the main house and adjoining properties by fire-resistant compartment walls and doors. This will help to contain any potential fire and limit its spread to the rest of the property.
- **Access for Fire Services:** The layout and design will ensure that fire services have clear and safe access to the front extension.

3.2 Fire Safety in the Side Extension (First Floor)

The proposed side extension will be built above the existing garage and utility room, accommodating a study and bathroom. The following fire safety considerations apply:

- **Fire Separation:** The side extension will be fire-separated from the rest of the property using fire-resistant materials. This ensures that any fire originating within the extension will not easily spread to the rest of the building.
- **Smoke Detectors:** Smoke alarms will be installed within the extension as part of the overall fire detection system in the property. This will alert occupants in case of a fire, allowing them to evacuate quickly.
- **Escape Routes:** The extension will ensure that the main escape routes within the house remain unobstructed and that the internal layout accommodates safe evacuation from all rooms, including the newly added study and bathroom.

3.3 Fire Safety in the Loft Conversion (Hip-to-Gable)

The hip-to-gable loft conversion will convert the existing roof structure into a gable and add front and rear dormers, with a Juliet balcony on the front dormer. The following fire safety measures will be included:

- **Fire-Resistant Partitioning:** The new rooms created in the loft will be compartmentalized using fire-resistant partitioning to prevent the spread of fire from one part of the building to another.
- **Loft Access:** The access to the loft will be via a fire-rated staircase that complies with Building Regulations. This ensures that the escape route from the loft is safe and protected in the event of a fire.
- **Escape Windows:** The dormer windows will be designed to provide sufficient natural light and ventilation while also serving as emergency escape windows, allowing the occupants of the loft to evacuate directly to the outside if necessary.
- **Fire Doors:** Fire-resistant doors will be installed throughout the loft, including in the access points to the loft and between the loft rooms and the main house, to ensure containment of any potential fire.

3.4 Fire Safety in Common Areas

- **Fire Escape Routes:** The internal layout of the property, including all extensions and the loft conversion, will be designed to ensure that there are clear and unobstructed escape routes to safe areas.
- **Fire Detection and Alarm System:** The property will be fitted with a comprehensive smoke and heat detection system throughout, with alarms connected to each of the new and existing rooms. The alarm system will be interconnected to ensure that all areas of the property are covered.
- **Fire Extinguishers:** Fire extinguishers will be strategically placed throughout the property, particularly near high-risk areas such as the kitchen and utility areas.

4. Impact on the Surrounding Environment

The property is located near a forested area, and careful consideration has been given to ensure that the proposed development will not increase fire risks to the surrounding environment. Measures to prevent the spread of fire to adjacent properties or the forest include:

- **Fire-Resistant Landscaping:** Any landscaping around the property will be carefully planned to avoid the introduction of highly flammable plants and materials.

- **Water Supply for Firefighting:** The property is located close to a mains water supply, and arrangements will be made to ensure that fire services can easily access water for firefighting purposes.
 - **Fire Protection for Roof Space:** Given the proximity to the forest, the roof structure will be constructed using fire-resistant materials to minimize the risk of a fire spreading from external sources.
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5. Conclusion

The proposed development at 5, The Holt, Haywards Heath, RH16 4XR, will incorporate all necessary fire safety measures to comply with the relevant Building Regulations and fire safety legislation. The design is aimed at protecting both the residents of the property and the surrounding environment from fire risks. By integrating fire-resistant materials, appropriate compartmentalization, clear escape routes, and a robust fire detection system, the proposal ensures that the building will be both safe and resilient in the event of a fire.