

# FIRE STATEMENT

DECEMBER 2024

ALTERATIONS TO FRONT GARDEN  
LANDSCAPING,

CHANGES TO REAR FENESTRA-  
TION &

INSTALLATION OF AIR SOURCE  
HEAT PUMP



# FIRE STATEMENT

This statement accompanies the planning application for works to a single family dwelling house at 98 Maygrove Road in relation to the proposed alterations to the fenestration of the rear extension, refurbishment and installation of an air source heat pump in the rear garden.

Additionally, the proposal includes the reconfiguration of the internal areas and layout to provide new living spaces tailored to the owner's needs and their lifestyle:

98 Maygrove Road  
London  
NW6 2ED

## **POLICY CRITERIA FOR LONDON PLAN**

### **CRITERIA 1 - IDENTIFY SUITABLY POSITIONED UNOBSTRUCTED OUTSIDE SPACE FOR**

**A) FIRE APPLIANCES TO BE POSITIONED ON** - Fire appliances can be positioned on Maygrove Road adjacent to the property.

**B) APPROPRIATE FOR USE AS AN EVACUATION ASSEMBLY POINT** - The side of the house, on the street or pavement (on Maygrove Road), is the primary evacuation assembly point.

### **CRITERIA 2 - ARE DESIGNED TO INCORPORATE APPROPRIATE FEATURES WHICH REDUCE THE RISK TO LIFE AND RISK OF SERIOUS INJURY IN THE EVENT OF A FIRE; INCLUDING APPROPRIATE FIRE ALARM SYSTEMS AND PASSIVE AND ACTIVE FIRE SAFETY MEASURES**

The extended house will be fitted with a network of heat and smoke alarms which connect to a central hub in order to provide early protection against a fire hazard. The fire protection and escape routes will be provided in line with Building Regulations.

Domestic fire prevention and suppression equipment will be made available throughout the house. Passive & Active fire safety measures are proposed within the design.

Proposed passive fire safety measures are:

- 30-minute fire rated doors to all bedrooms.
- 30-minuted fire rated doors to protect the common hallway of the house.
- 30-minute fire rated new structural elements to the proposed ground floor extension.
- Internal and external materials with Fire spread limitations – as per Approved Document B.

Proposed active fire safety measures are:

- Mains operated interlinked smoke alarms, heat detectors and automatic sprinkler system throughout will be provided, to comply with bs 5839-6:2019.
- Suitable fire escape

### **CRITERIA 3 - ARE CONSTRUCTED IN AN APPROPRIATE WAY TO MINIMISE THE RISK OF FIRE SPREAD**

Traditional non-combustable building materials are proposed for the new parts of the house. The materials used will be fire resistant as to avoid easy ignition and / or the spread of a fire hazard:

- Facing brickwork
- Metal windows (double-glazed units)

The detail of the proposed internal finishes is still to be finalised. However, the requirements for the limitation of surface spread of flame for domestic dwelling houses is noted and the walls should also achieve a minimum classification of surface spread of B-S3 D2.

FD30 minimum fire doors and walls will be used around the stairwell to create a protected escape route.

### **CRITERIA 4 - PROVIDE SUITABLE AND CONVENIENT MEANS OF ESCAPE, AND ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS**

A fire escape strategy and log will be maintained on site. All permanent occupants will be familiar with this document and update it as / if necessarily on a periodic basis.

### **CRITERIA 6 - PROVIDE SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING WHICH IS APPROPRIATE FOR THE SIZE AND USE OF THE DEVELOPMENT**

Access to the property will be from the main road (Maygrove Road), suitable for a property of this size. An adequate main water supply is available.