

## **Fire Safety Statement**

**Site Address:**

45 Chalcot Road  
London  
NW1 8LS

December 2024

## **Proposal:**

**The amalgamation of one 1-bedroom 2 person and one 2-bedroom 3-person dwelling into one 3-bedroom 4-person dwelling.**

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

Taking each requirement in turn.

### **2. Identify suitably positioned unobstructed outside space:**

- a) for fire appliances to be positioned on, and.
- b) appropriate for use as an evacuation assembly point

The site is a four-storey property consisting of a commercial ground floor and two residential dwellings above at 45 Chalcot Road, London, NW1 8LS. The site is a terrace property.

The street scene is characterised by wide pavements and access road for a clear assembly point on the opposite side of the road for evacuated residents.

### **3. The development is 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 fire alarm systems and passive and active fire safety measures.**

The development will be constructed in line with current building regulations on fire safety.

### **4. The development is constructed in an appropriate way to minimise the risk of fire spread.**

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

### **5. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.**

The proposed development allows for the evacuation through a protected stairwell through the main door to the road

### **6. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.**

The client is advised to keep a Home Fire Safety Pack in the OM manual. All residents should be aware of the location of fire and smoke/ heat detector equipment.

**7. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.**

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

**Fire Safety Policy Criteria as per the London Plan D12(A)**

**1(a) Fire Appliances and Means of Access.**

Refer to drawing 11327/101 site plan for means of access for fire brigade, and 11327/210-1327/211 proposed floor plans. The hall is a protected means of escape.

**2) Appropriate features to reduce risk to life**

The ground floor door to be used as a means of escape, and a means of access for the fire brigade.

**3) Appropriate features to reduce risk of fire spread**

The development will comply with Part B to reduce the risk of fire spreading.

**(4) & (5) Means of escape / evacuation strategy**

Means of escape from protected hall through the front door to the road.

**(6) Fire Fighting Equipment**

The client is advised to keep a Home Fire Safety Pack in the OM manual. All residents should be aware of the location of fire and smoke/ heat detector equipment.