

# Fire statement form

Application information	
1. Site address line 1	Ground and Lower Floor Flats
Site address line 2	62 Regents Park Road
Site address line 3	
Town	London
County	London
Site postcode (optional)	NW1 7SX
2. Description of proposed development including any change of use (as stated on the application form):	<u>The amalgamation of two units into one, replacement of existing lower ground floor rear conservatory extension. Replacement of existing single glazed timber sashes and double glazed UPVC units with timber framed double glazed units.</u>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.  Guide: no more than 200 words	Vicky Holloway Architect ARB
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.  Guide: no more than 200 words	Currently awaiting Fire Safety Report from Fire Consultant – discussion has been had with Approved Inspector and Fire Consultant regarding proposal.

<b>5. Site layout plan with block numbering as per building schedule referred to in 6.</b> (consistent with other plans drawings and information submitted in connection with the application)	
Site layout plan is: provided as a separate plan	



		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

### 7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

The protected escape route includes a mezzanine office (9sqm) and Lego room (9.2sqm) which open onto the lounge via high level shutters, and an open internal balcony. Due to all habitable rooms having egress windows or doors, except the front spare bedroom at lower ground floor, fire suppression is not required.

### 8. Issues which might affect the fire safety of the development

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

(i) Installation of a single unified automatic fire detection and alarm system (Type LD1 - minimum Grade D1) to BS 5839-6:2019+A1:2020 throughout all parts of the flat with simultaneous evacuation of all floors on occurrence of alarm i.e. detection to be provided in all habitable rooms/circulation spaces, interlinked and mains powered.(ii) Internal protected hallway to be provided adjacent to the flat entrance to ensure compliance with clause 8.5 NOTE 3 of BS 9991:2024. i.e. 30 minute fire-resisting construction with FD30 doorset, no self-closer required.

(iii) Enclosure between the kitchen/dining/bedrooms/stores and stair/hallway at the lower ground floor level to be provided with 30 minutes fire-resisting construction with FD30 doorsets, no self-closer required.

(iv) Enclosure between the rear bedrooms and stair/hallway/open plan areas at the ground floor level to be provided with 30 minutes fire-resisting construction with FD30 doorsets, no self-closer required.

(v) Window/door suitable for escape to be provided from all habitable rooms at the ground floor level and lower ground floor level with the exception of the spare bedroom at the lower ground floor level, open plan lego room at ground floor level and office at the gallery floor level.

(vi) Independent means of escape to be provided from the lower ground floor level.

(vii) Flat to be compartmented from the adjacent flats/units by a minimum of 60 minutes fire-resisting construction assumed existing.

**9. Local development document policies relating to fire safety**

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

**Emergency road vehicle access and water supplies for firefighting purposes**

**10. Fire service site plan**

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

Guide: no more than 200 words

Access from Regents Park Road is about 7m from road to property and access to the property can be given via both the ground and lower ground floors at the front of the property.

**11. Emergency road vehicle access**

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

A fire truck could park immediately outside the property, access is via steps up to ground floor level or down to lower ground floor level. The distance between piers in the front wall is 1.3m and there are no notable impediments.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

yes

**12. Siting of fire appliances**

Guide: no more than 200 words

**13. Suitability of water supply for the scale of development proposed**

Guide: no more than 200 words

As existing – no change in scale of development.

Nature of water supply:

hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

don't know

**14. Fire service site plan**

Fire service site plan is:  
provided as a separate plan

**Fire statement completed by**

15. Signature	Vicky Holloway
16. Date	18/03/2025