
FIRE STATEMENT

In respect, of

Conversion of House into 6 person HMO

1. INTRODUCTION

This is a Fire Statement for 86 WEIRHAL ROAD N18 1DA for the conversion of a family dwelling unit into a HMO.(RETROSPECTIVE)

The floor area of the dwelling is less than 1,000m²; therefore, the works are not classified as a major development. Part B of the London Plan Policy D12 in this instance will not be applicable to this proposal.

The fire strategy for this development will be developed as the design progresses and designed in accordance with the recommendations in ADB. ADB Volume 1 (Approved Document B -Volume 1, Dwellinghouses). The fire safety design elements are:

Evacuation philosophy	Occupants will exit the house in the event of a fire upon activation of the fire and alarm warning system.
Fire detection and alarm system	The fire detection and warning system in the dwelling will be a Grade D Category LD2 system.

	The fire detection and warning system in the dwelling will be designed and installed in accordance with BS 5839 Part 6
Fire- fighting equipment	None are required.
Means of escape	Horizontal and vertical means of escape will comply with ADB recommendations.
Fire Compartmentation	Fire compartmentation is provided in accordance with ADB.

Policy 12 of the London Plan

Below is an assessment of Policy 12 of the London Plan. The table below demonstrates how the proposal meets each criterion of Policy 12 of the London Plan.

POLICY D12 REQUIREMENT	PROPOSED DESIGN	COMPLIANT WITH POLICY D12
D12.A.1.a – In the road which looks to meet Part B Yes interests of fire safety requirements (road width between and to ensure the safety kerbs of no less than 3.7m). of all building users, all development proposals It will be noted other requirements must achieve the such as the fire appliance load which highest standards of fire can be supported by the road will be safety and ensure that checked for Part B compliance. they identify suitably positioned unobstructed We also understand these provisions outside space for fire will be no worse than before. appliance to be positioned on.”		
D12.A.1.b – In the Assembly points are not required in Yes interests of fire safety residential dwellinghouses. However, and to ensure the safety unobstructed outside space of all building users, all appropriate for use as an evacuation development proposals assembly point is available. must achieve the highest standards of fire		

safety and ensure that they identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.”	
fire safety and to ensure Appropriate fire alarm systems, the safety of all building passive and active fire safety features users, all development has been provided to meet the proposals must achieve functional requirements of the Building the highest standards of Regulations B1(Means of Warning fire safety and ensure and Escape), B2 (Internal Fire Spread that they are designed – Linings) and B3 (Internal Fire to incorporate Spread - Structure). 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 features.	
D12.A.3 – In the Table B of BRE 187 states the interests of fire safety required distance to the relevant and to ensure the safety boundary for areas of the elevations to of all building users, all remain unprotected is a minimum of development proposals 3.5m, which is less than the current must achieve the closest relevant boundary distance of highest standards of fire approximately 4.5m. safety and ensure that they are constructed in Therefore, It is expected that the an appropriate way to external wall surface will meet Building minimise the risk of fire Regulations as set out in the	Yes

spread.	functional requirements of the Building Regulations B4 (External Fire Spread)	
D12.A.4 – In the interests of fire safety is for all occupants to exit the house in and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they provide suitable and convenient means of escape, and associated evacuation strategy for all building	The evacuation strategy for the house is for all occupants to exit the house in the event of a fire upon activation of the fire and alarm warning system.	Yes
users. D12.A.5 – In the interests of fire safety Regulations require that fire safety and to ensure the safety of all building users, all development proposals building management and must achieve the highest standards of fire risk assessment. This will enable building safety and ensure that owner/operator to develop relevant they develop a robust evacuation procedures and related strategy for evacuation documentation in accordance with which can be their duties in terms of the Regulatory periodically updated and Reform (Fire Safety) Order 2005. published, and which all building users can have confidence in.	Regulation 38 of the Building Regulations require that fire safety information such as the fire strategy report be brought to the attention of building management and incorporated into the fire risk assessment. This will enable building safety and ensure that owner/operator to develop relevant they develop a robust evacuation procedures and related strategy for evacuation documentation in accordance with which can be their duties in terms of the Regulatory periodically updated and Reform (Fire Safety) Order 2005. published, and which all building users can have confidence in.	Yes

D12.A.6 – In the Facilities for fire service will comply interests of fire safety with the requirements set out in and to ensure the safety guidance to meet the functional of all building users, all requirements of the Building development proposals Regulations B5 (Access and Facilities must achieve the for Fire Service). highest standards of fire safety and ensure that It's also worth noting we understand they provide suitable these provisions will be no worse than access and equipment before. for firefighting which is appropriate for the size and use of the development.	Yes
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CONCLUSION

The proposal has satisfactory met all the requirements of Policy 12 of the London Plan.