

Fire Statement

Under the validation list a Statement is required for development that involves:

- The provision of one or more relevant buildings
- Development of an existing relevant building
- Development within the curtilage of a relevant building

Relevant buildings are defined as:

- Contain two or more dwellings or educational accommodation **and** meet the height condition: 18m or more in height, or 7 or more storeys

In order to be a relevant building the 9 dwelling need to meet the height condition. With the upper 2nd floor (3 storeys) being at 6.7m and the total building height being 10m this building is not a relevant building.

In addition to the above, in accordance with the London Plan, a Fire Statement as required under Policy D12B of the London Plan must accompany all major applications. This is irrespective of whether it is development to a relevant building subject to the national requirement for a Gateway One Fire Statement.

As mentioned above the application for 9 dwellings is not a major application.

We would nonetheless like to clarify the proposals have been considered and the following notes explain the Fire Strategy. Provision is based upon protected staircases, protected lobby and a protected entrance hall within each house. In accordance with BS 5588, there will be no mass evacuation procedure from residential units. All houses are separate fire compartments.

Evacuation Philosophy

A 'Stay-put' strategy will be implemented in all residential units whereby, in the event of a fire, only the unit of the fire origin will receive a signal to evacuate. Further evacuation of other units may be enacted by the fire and refuse service, as needed depending on the development of the fire

Means of detection, alarm and emergency lighting

Smoke/ Heat detection are to be provided within the houses on an individual basis, mains-operated.

Lifts

None are proposed

Fire and Rescue access

Fire tender vehicle access will be provided into the site. A fire tender will drive forward into the site, up to a maximum of 20m so that the fire and rescue team are within 18m of all dry risers if required.

Although not a requirement we trust the above notes show fire risk and strategy has been considered in the design.