FIRE STATEMENT

Land Adjacent 205 Wennington Road,
Rainham, Essex RM13 9DF

September 2026

Tugby & Tugby Surveyors Ltd

Fire Statement

1. Introduction

This Fire Statement outlines the fire safety principles incorporated into the proposed development at land adjacent to 205 Wennington Road, Rainham, Essex. It demonstrates compliance with the Building Regulations 2010 – Approved Document B (Fire Safety) and confirms that appropriate measures have been integrated into the design to ensure safe evacuation, fire service access, and overall fire resilience.

The proposal comprises the construction of a new detached four-bedroom dwelling with associated parking, landscaping, and amenity space.

2. Means of Warning and Escape

- A Grade D1 LD1 mains-powered, interlinked smoke detection and alarm system with battery backup will be installed throughout.
- Smoke alarms will be positioned in circulation spaces on each storey.
- Escape routes are designed to be clear, direct, and compliant with Approved Document B.
- All habitable first-floor rooms will be provided with compliant escape windows where required.
- Final exit doors will open directly onto safe external space.

3. Internal Fire Spread (Linings and Structure)

- Internal wall and ceiling linings will achieve appropriate surface spread-of-flame ratings.
- Structural elements will achieve a minimum 30-minute fire resistance.
- Compartmentation between floors will prevent vertical fire spread.

4. External Fire Spread

- External walls and roof coverings will comply with relevant fire performance standards.
- Adequate separation distances to neighbouring properties reduce the risk of external fire spread.

5. Access and Facilities for the Fire Service

- The site benefits from direct access from Ingrebourne Road, suitable for fire appliances.
- The access route provides sufficient width, turning space, and load-bearing capacity.
- The principal entrance is within 45 metres of the fire appliance stopping point.
- Existing hydrant provision within the street network is expected to be sufficient; any additional requirements will be confirmed at Building Control stage.

- Fire Hydrant located at junction of Wennington Road and Ingrebourne Road

6. Firefighting Equipment

- A fire blanket will be provided in the kitchen.
- Portable extinguishers may be installed at the homeowner's discretion.

7. Evacuation Strategy

- As a single-family dwelling, a simultaneous evacuation strategy applies.
- Occupants will exit via the protected stair enclosure to the final exit.

8. Construction Phase Fire Safety

- The contractor will prepare a Construction Phase Plan in accordance with the Construction (Design and Management) Regulations 2015, including fire safety measures such as material storage, site security, and emergency procedures.

9. Building Schedule

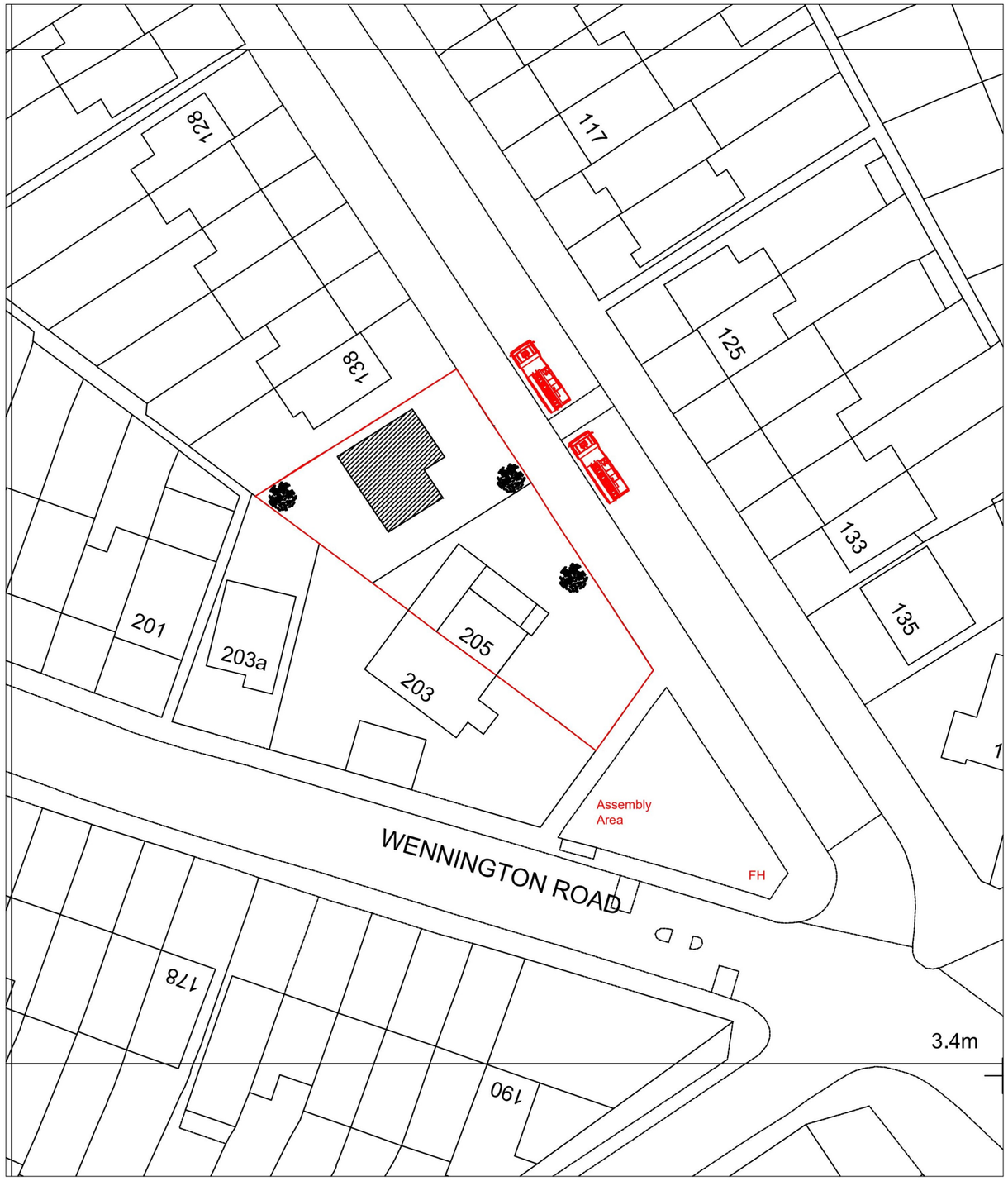
• Site Information	Height of building	5.4m
	Use	Residential
• Building Information	Fire safety/approach	AD B1
	Balconies	None
	External Wall System	AS2, S1, D0 or better
• Resident Information	Evacuation Approach	Simultaneous
	Auto Suppression System	None
	Accessible housing	None

10. Conclusion

The proposed development incorporates appropriate fire safety measures consistent with national guidance and Building Regulations. The design ensures safe means of escape, adequate fire service access, and appropriate fire resistance throughout the building. The scheme therefore satisfies the fire safety considerations relevant to the planning process.

Check dimensions on site and report discrepancies to the Surveyor. Copyright protected.





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Fire Plan
Plans

Mr I Grange
205 Wennington Road
Rainham
RM13 9DF

Scale: A3 @ 1:1250 & 1:500
Date: January 2026
Drawing Number: 11015/FP
Revision Letter:
Drawn by: Hayley Simpson
Checked by: Fraser Tugby