REDMATTONE
DESIGNS

Fire Safety Statement

PREPARED FOR

Land adjoining to 7 Ferndown Hornchurch

PROPOSED

Construct a new dwelling house (3bed 4person)

DATE

October 6th, 2026

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DESIGNS

1. Purpose and Status of this Statement

This Fire Safety Statement accompanies the planning application for one new 3-bedroom, 4-person dwelling on land adjoining 7 Ferndown, Hornchurch, RM11 3JL. It summarises the fire-safety principles shown on Redmattone Designs drawing A106 and explains how fire safety has been considered at planning/design stage.

The proposal is a single dwelling and is not major development. Havering's validation checklist identifies a formal London Plan Policy D12 Fire Statement as a requirement for major development proposals. This document is therefore provided as a proportionate planning fire-safety statement and design summary, rather than as a third-party fire-engineering statement for a major development.

Detailed compliance remains subject to Building Regulations approval. The final construction, fire-resisting elements, alarms, doorsets, escape provisions, service penetrations and fire-service access must be coordinated with the Building Control body and the current edition of Approved Document B applicable to the works.

2. Development Description

The proposal is a detached 3-bedroom, 4-person family dwelling arranged over ground floor and first floor, with a stated gross internal area of approximately 128.93 sqm. The ground floor contains the principal living/dining accommodation, kitchen, a bedroom and bathroom; the first floor contains additional bedrooms, study/storage and bathroom accommodation.

The submitted Fire Safety Plan A106 identifies the escape routes, fire exits, smoke/heat detection symbols and fire-safety equipment positions proposed by the designer. The plan also identifies an external assembly area.

3. Fire Safety Objectives

The fire-safety approach is intended to support the objectives of London Plan Policy D12(A) and the Building Regulations by:

- providing suitable and convenient means of escape for occupants;
- providing early warning of fire through an appropriate domestic fire-detection and alarm system;
- limiting the potential for internal fire and smoke spread through suitable fire-resisting construction and doorsets where required;
- maintaining a clear route from the upper storey via the internal stair to a final exit at ground level;
- providing suitable external space for occupants to move away from the dwelling after evacuation;
- allowing fire and rescue service access to be considered as part of the site/access design; and
- coordinating materials and construction details with the requirements of Approved Document B.

4. Means of Escape

4.1 Ground floor

Drawing A106 shows the main internal circulation route leading to external final exits at ground-floor level. Escape arrows are shown from the occupied rooms toward the exits, with the principal route passing through the hall/circulation space. The plan also shows a further external exit from the living/dining side of the dwelling.

Final-exit doors and any locking arrangements should be capable of being readily opened from the inside without a key where required by the Building Regulations guidance and should not be obstructed by furniture or storage.

4.2 First floor

The first-floor bedrooms/study are served by the internal stair. For a dwellinghouse with upper-storey accommodation, the final Building Regulations design must demonstrate the appropriate protected escape strategy and/or compliant emergency escape windows in accordance with the applicable provisions of Approved Document B Volume 1.

The submitted A106 plan marks FD30 doors around the circulation/room arrangement. At detailed design stage the exact required fire-resistance classification, doorset specification, self-closing requirements (where applicable), glazing and ironmongery should be confirmed by Building Control rather than relying solely on the planning notation.

5. Fire Detection and Alarm

A106 identifies smoke detector (SD), heat detector (H) and fire-alarm (F) symbols. For the completed dwelling, the domestic alarm installation should be designed, located, interconnected, powered and commissioned in accordance with the Building Regulations and the relevant current British Standard for domestic fire detection and alarm systems.

As a minimum design principle, smoke detection should provide early warning along circulation/escape routes and heat detection should be appropriately located in the kitchen. Final detector positions should avoid locations where normal cooking, steam or dead-air spaces would impair reliable operation.

6. Passive Fire Protection

The dwelling should be constructed so that the structure and internal separation provide the fire resistance required by the Building Regulations. Particular attention should be given to the enclosure of the stair where required, floors between storeys, loadbearing elements, concealed cavities, roof voids and service penetrations.

- Fire-resisting doorsets are to be installed where required by the final approved fire strategy and Building Regulations design.
- Penetrations for pipes, cables, ducts and other services through fire-resisting construction are to be suitably fire-stopped.
- Cavity barriers and fire-stopping are to be installed at required locations within concealed spaces and at junctions.
- Internal linings and external wall/roof materials are to achieve the reaction-to-fire performance applicable to their location and use.
- Any construction change affecting the protected route or fire-resisting enclosure should be reviewed before installation.

7. Fire Spread to and from Adjacent Property

The proposed dwelling is detached and sits within its own plot. External wall construction, openings and roof construction should be checked at Building Regulations stage against the relevant boundary distances and unprotected-area provisions in Approved Document B. The purpose is to reduce the risk of fire spread across boundaries and between buildings.

The planning elevations indicate masonry cavity-wall construction with brick/render finishes and a tiled pitched roof. Final product classifications and cavity/fire-stopping details should be supported by the manufacturer's information and the Building Regulations submission.

8. Fire and Rescue Service Access

The dwelling is reached from Ferndown by a private access. London Plan Policy D12 requires suitable access and space for firefighting appropriate to the scale and use of development. For this single dwelling, the detailed design should demonstrate that fire-service personnel can approach the dwelling and that the access arrangement, gates, parking, landscaping and SuDS features do not create an avoidable obstruction.

The final Building Regulations/highway coordination should confirm the relevant appliance-access and hose-distance requirements for the dwelling, together with the availability of an appropriate water supply for firefighting. This statement does not certify those dimensions because they are not dimensioned on Fire Safety Plan A106.

9. External Evacuation and Assembly

A106 identifies external assembly-area symbols adjacent to the ground-floor exits. On evacuation, occupants should leave the dwelling and move to a safe external location clear of the building and clear of any route required by the fire and rescue service.

For a private single dwelling, a formal managed assembly regime is not normally comparable with that of a commercial or multi-occupancy building. The assembly notation is therefore treated as an indicative safe external gathering location and should not obstruct emergency access.

10. Portable Fire-Fighting Equipment

The A106 legend includes fire extinguisher and fire blanket symbols. For a private dwelling, portable fire-fighting equipment is supplementary and must not be relied upon instead of early warning and safe evacuation. If provided, a fire blanket may be located in an accessible position in/near the kitchen, away from the immediate cooking hazard so that it can be reached without passing a fire.

Any extinguisher provision should be selected and maintained appropriately. Occupants should not be expected to fight a developing fire; the priority is to raise the alarm, evacuate and call the fire and rescue service.

11. Fire Safety Plan A106

The submitted fire plan provides a visual summary of the intended escape routes and fire-safety features. It shows the ground- and first-floor layouts, exit paths, final exits, smoke/heat detection, fire-alarm notation, emergency-light notation, fire blanket/extinguisher symbols and external assembly areas.

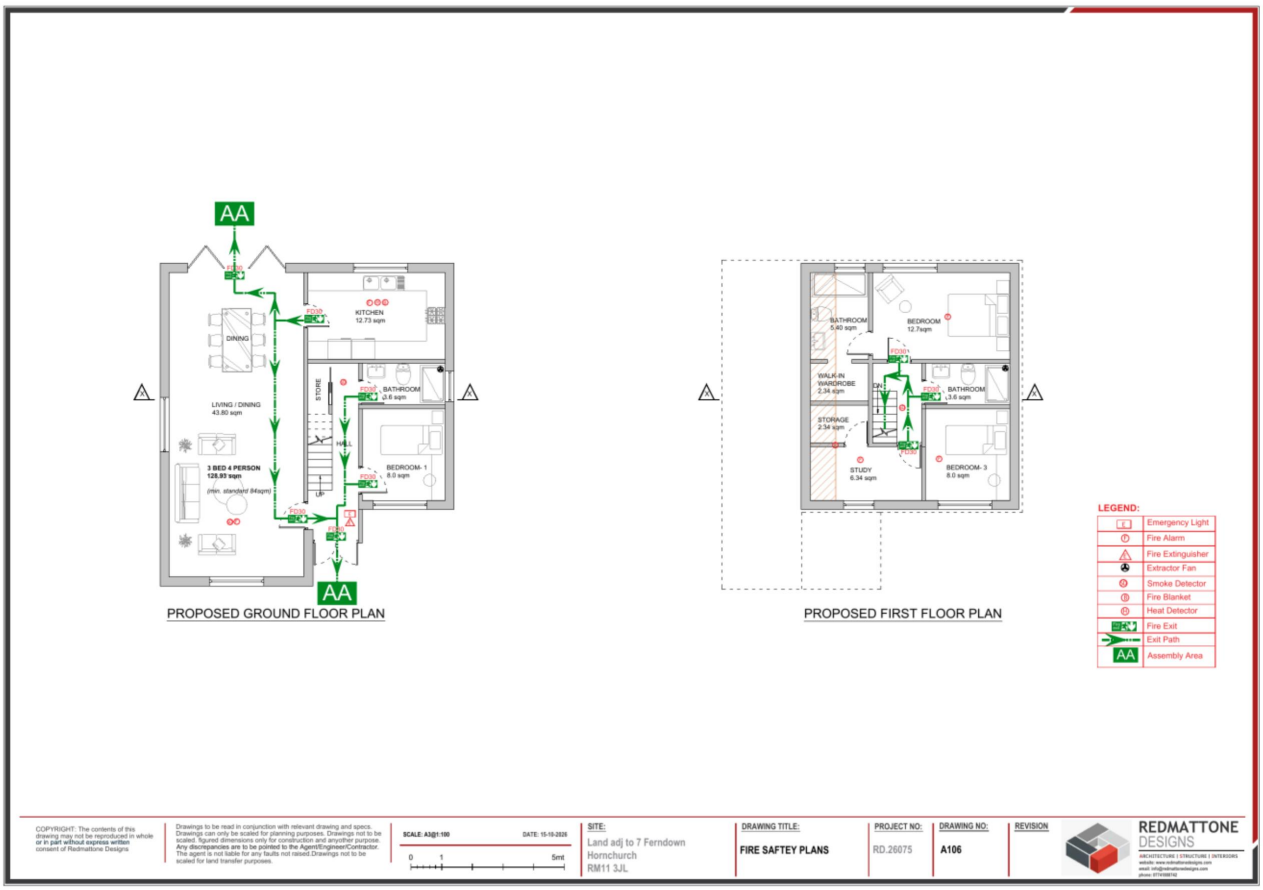


Figure 11.1 - Fire Safety Plan A106, Redmattone Designs, dated 15-10-2026.

12. Construction, Commissioning and Handover

Before occupation, the fire-safety measures required by the approved Building Regulations design should be completed, tested and recorded. This should include the domestic alarm system, fire-resisting doorsets where required, fire-stopping/cavity barriers, final exits and any other active or passive fire-safety measures forming part of the approved design.

Relevant product information, commissioning certificates and fire-safety information should be retained by the building owner. Any later alteration that affects the stair enclosure, escape windows, doors, alarms or compartmentation should be assessed for its effect on fire safety.

13. Conclusion

Fire safety has been considered from the planning/design stage for the proposed 3-bedroom, 4-person dwelling. Drawing A106 identifies a clear internal escape route to ground-floor final exits, domestic detection/alarm features and an external evacuation location. The detached form and private access also allow fire-service access and external fire-spread matters to be addressed through the detailed Building Regulations design.

The proposal is a single dwelling rather than major development; accordingly, this document is a proportionate planning fire-safety statement and does not replace a Building Regulations fire strategy or certification by a suitably qualified fire engineer. Subject to detailed Building Regulations review and implementation of the final approved fire-safety details, the development is capable of incorporating appropriate measures to safeguard occupants and support firefighting operations.