FIRE SAFETY STATEMENT

32 LONGTOWN ROAD RM3 7QL

Dated: 09-11-2026

0203 4893287 | 0793 1176907 | 0749 4466930 info@smartskillsltd.co.uk
smartskillsltduk @smartskillsltduk www.smartskillsltd.co.uk

SITE ADDRESS:
32 LONGTOWN ROAD RM3 7QL

PROPOSAL DESCRIPTION:

CERTIFICATE OF LAWFULNESS OF PROPOSED USE FOR LOFT CONVERSION WITH REAR DORMER AND SKYLIGHTS.

INTRODUCTION:
This fire safety strategy has been written in support of the application for certificate of lawfulness of proposed use for the loft conversion of the above mentioned project at Longtown Road.

The application site is a terraced building. The area is characterised by two storey terraced residential properties. The existing property is not listed. The site is not located within a conservation area.

CONSTRUCTION METHOD AND MATERIALS TO BE USED:
The project will be built in accordance with the Building Control and UK Fire Regulations.

- The proposed walls and roof will be built with stud work with tiles hung and flat roof finish.
- Windows and doors material to be used for all doors and windows to achieve 30minutes internal and 60 minutes external fire resistance.
- All doors to be FD30 unless otherwise stated.

EVACUATION STRATEGY AND MEANS OF ESCAPE FOR ALL BUILDING USERS:

- The ground floor house of living, kitchen and dining and first floor contains bedrooms.
- The existing means of escape e.g. through rear garden and the front main entrance door which will all remain the same.
- The proposed development would not affect the fire integrity of the existing floors/ walls.
- All nominal escape routes will be fully compliance with current building regulations and Part B Fire Safety. (D12A criteria 1).

PASSIVE AND ACTIVE FIRE SAFETY MEASURES:

- All doors to ground floor are to be FD30 doors and staircase will be lined and protected with fire-check plaster boards.
- Mains connected interlinked smoke/heat detectors with battery backup are to be installed in the existing part of the house.
- All electrical works to be carried out by competent electricians/s and certified to BS 7671 by a competent person in compliance with Approved Document P.
- Additional smoke and heat detectors will be proposed as the part of the building regulations nominal compliance.
- All above mentioned works will be approved and certified by a building control surveyor.

ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE:

There are no proposed changes to the existing access and equipment for fire fighting on site. This access remains as at present through the front and rear of the property with ease of access to the neighbouring properties.

CONCLUSION:

The proposed development will be constructed in accordance with Fire Safety Policy 12D (A) as outlined above to conform with the current building regulations and to the satisfaction of building control department. The development will not obstruct or alter the existing escape routes or access to the property from Longtown Road.It is considered that this statement provides sufficient explanation on the fulfilment of the London Plan 2021 – Policy D12 (A) and D5.