



REDMATSTONE
DESIGNS

FIRE SAFETY STATEMENT / STRATEGY REPORT

PREPARED FOR

16 Peacock Street DA12 1EF

PROPOSED

Proposed change of use C3 to sui Generis HMO for 6bed 6person

DATE

June 28th, 2026



1. Introduction

This Fire Safety Statement has been prepared in support of a householder planning application for a proposed change of use from C3 to Sui Generis HMO for 6bed 6person.

The report outlines the fire safety principles incorporated into the design in accordance with Approved Document B (Fire Safety) of the Building Regulations.

2. Description of Development

The proposal comprises the change of use of the existing dwellinghouse (Use Class C3) to a Sui Generis House in Multiple Occupation (HMO), providing six bedrooms for a maximum occupancy of six persons, together with associated internal alterations.

3. Fire Safety Objectives

The primary fire safety objectives are to:

- Ensure safe means of escape for all occupants
- Limit the spread of fire and smoke
- Provide early warning of fire
- Facilitate access for firefighting where necessary

4. Means of Escape

Protected Staircase

A protected escape route will be provided from the loft level to the final exit at ground floor level. The staircase enclosure will achieve 30 minutes fire resistance.

Escape Windows

The loft room will be provided with an escape window that complies with Approved Document B requirements, including:

- Minimum clear opening of 0.33m²
- Minimum height and width of 450mm



- Positioned between 800mm and 1100mm above floor level

Travel Distance

Travel distances within the dwelling will comply with the limits set out in Approved Document B for single-family dwellings.

5. Fire Detection and Alarm System

A Grade D LD2 fire detection and alarm system will be installed, including:

- Mains-powered smoke alarms with battery backup
- Interlinked detectors on all floors
- Smoke detectors in circulation spaces (hallways and landings)
- Heat detector in the kitchen

This ensures early warning throughout the dwelling.

6. Internal Fire Spread (Structure)

Fire Resistance

All new structural elements, including floors and walls, will achieve a minimum of 30 minutes fire resistance.

Doors

Existing doors opening onto the escape route will be upgraded or replaced with FD30 fire doors where required to maintain the integrity of the protected stair enclosure.

7. Internal Fire Spread (Linings)

Wall and ceiling linings will comply with Class 0 / Euroclass B-s3,d2 surface spread of flame ratings in accordance with Building Regulations.



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8. External Fire Spread

The external materials used in the dormer construction will be of limited combustibility and selected to reduce the risk of fire spread to neighbouring properties.

The dormer has also been set in from both side boundaries by approximately 1 metre, which further reduces potential fire spread risk between properties.

9. Access for Fire Service

The property is accessible from the public highway, allowing adequate access for emergency services. Fire appliances can reach the property frontage without obstruction.

10. Conclusion

The proposed development incorporates appropriate fire safety measures in accordance with Approved Document B of the Building Regulations.

The inclusion of a protected staircase, compliant escape windows, interlinked fire detection system, and fire-resistant construction ensures that occupants can safely escape in the event of a fire.

The proposal is therefore considered to meet the necessary fire safety objectives for a single-family dwelling.