
FIRE STATEMENT

RE 24 Laurel Avenue, Gravesend, Kent DA12 5QP

LONDON PLAN (2021) POLICY D12 (FIRE SAFETY)

Gravesend Borough Council

This brief document is prepared by Bernard J Iles MCIAT

Bernard J Iles has been in practice since the late 1960s and has continued in the building profession to the present time.

The majority of his experience is based on making Town Planning and Building Regulation applications for residential units. These of various sizes and complexities.

Bernard Iles has made numerous Building Regulation applications throughout the last fifty years and received numerous consents and approvals relating to same.

THE PROPERTY

The subject property is a detached house complimented with a pitched roof covered in tiles. As seen from the submitted drawings the existing has three bedrooms with a ground floor comprising two habitable rooms and a kitchen.

The proposal is to form a ground floor rear extension and convert the garage to habitable accommodation.

CONSIDERATIONS

During the preparation of the proposal means of escape and fire protection were given priority.

I can confirm that the proposed means of escape will be improved upon given that additional smoke detectors will be placed within the ground floor together with the first floor.

There is also the possibility that a fire extinguisher and fire blanket will be placed within the kitchen together with heat detectors.

Space for fire fighting equipment by means of the London Fire Brigade cannot be improved upon with the proposal and they will have to locate directly outside the premises in the road.

The proposed material will be in accordance with Part B Building Regulations primarily used in a Class Zero spread of flame and furniture within the premises will also contain the required fire certificates necessary for modern buildings.

The Building Regulations call for minimum opening sizes to windows and these have been provided and will be specified when a Full Plans Building Regulation application is submitted.

With regard to structural steel work it will be encased to a one hour fire resisting standard again as required under the Building Regulations.

Materials lining the property by way of walls are of solid construction with no timber framed elements within same.

The existing roof is in timber but the underside has been cladded with fireboard and scrimmed. This provides maximum protection.

CONCLUSION

It is believed that this statement and the proposed element of building construction to the proposed planning application is of a suitable standard as to raise no concerns with the local authority.

End
October 2022