

Fire Safety Statement

8 Glebe Road, Reading RG2 7AG

Proposal: Single-storey part side extension and side infill rear extension including conversion of garage into a habitable room and alterations to the fenestration.

1. Introduction

This Fire Safety Statement has been prepared in support of the planning application for the above property. The proposal involves extensions and internal alterations to a residential dwelling. The works do not alter the building's classification and the property will remain a single-family dwelling (Use Class C3).

The proposed development has been designed to ensure compliance with building safety standards, including **Building Regulations Approved Document B (Fire Safety)**.

2. Fire Detection and Warning Systems

- A **Grade D1 LD1 mains-powered interlinked smoke alarm system with battery backup** will be installed throughout the dwelling in accordance with **BS 5839-6:2019**.
- Smoke detectors will be installed in circulation spaces on each floor.
- A heat detector will be provided in the kitchen area.

3. Means of Escape

- Primary means of escape remains the **front door** leading directly to the public footpath and highway.
- Secondary means of escape provided via **rear bi-folding doors** leading to the rear garden.
- All habitable rooms will be provided with suitable means of escape windows where applicable, in accordance with **Approved Document B**.
- The internal layout will ensure **protected escape routes** from habitable rooms to a final exit.
- New internal doors to habitable rooms will meet **FD30** or equivalent fire-resistant standard where necessary.

4. Access and Facilities for Firefighting

- Fire and rescue service access remains unaffected, with clear access from **Glebe Road**.
- The property's front driveway provides space for fire appliance positioning.
- External access to the rear garden is retained via side passage.
- Hydrant coverage available within the surrounding street network (standard urban provision).

5. Evacuation Strategy

- The property will operate a **simultaneous evacuation strategy** in line with single dwelling house requirements.
- All occupants will exit via the primary or secondary escape routes.

6. Fire-Resistant Materials & Construction

- All new walls, floors and structural elements will achieve the minimum required **fire-resistance period** in accordance with **Approved Document B** and current building regulations.
- Fire-rated plasterboard and linings will be used where required.
- Electrical installation works will comply with **BS 7671:2018 (IET Wiring Regulations)** to reduce electrical fire risk.

7. Emergency Lighting & Signage

- Emergency lighting and fire signage are **not required** for a single-family dwelling, but sufficient internal lighting will be provided along escape routes.

8. Storage of Combustibles & Waste

- No change to existing refuse storage arrangements.
- Combustible storage will be kept away from escape routes and heat sources.

9. Construction Phase Fire Safety

During construction, the contractor will:

- Maintain clear access routes
- Provide portable fire extinguishers onsite
- Implement safe storage of flammable materials
- Follow site fire safety procedures in line with **HSE guidance and Construction (Design and Management) Regulations 2015**

10. Conclusion

The proposed development incorporates appropriate measures to ensure fire safety in accordance with **Approved Document B**, **BS 5839-6**, **BS 7671**, and other relevant guidance.

The proposals do **not increase fire risk** to the occupants or neighbouring properties. Suitable escape arrangements, detection systems, and access for fire services are maintained and improved where appropriate.

Declaration

This Fire Safety Statement has been prepared to support the planning application and to demonstrate that fire safety has been considered in accordance with planning and building regulations requirements.