

026 - Fire Safety Statement

The Ramblers, High Street, Barley, SG8 8JA

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Business Unit 1
Bottisham Place
High Street
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1. Space Provisions for Fire Appliances and Assembly Points

Access for fire appliances to The Ramblers is provided from the High Street, which offers a suitable approach route for emergency vehicles including fire pumps and ladder units. Appliances can be positioned within 45 metres of the main entrance, meeting the requirements of Approved Document B (ADB) Volume 1, Section B5.

Access to the property is through the main residence, which provides a direct route to the proposed development. The route will remain unobstructed at all times to ensure clear passage for emergency personnel.

A hardstanding area to the front of the main property provides suitable space for appliance positioning during an emergency. The designated fire assembly point is located in the open area adjacent to the driveway, safely away from the building and any potential hazards. This location is easily identifiable and accessible during evacuation.

2. Passive and Active Fire Safety Measures

Passive fire protection measures include compartmentation and the use of fire-resisting materials. All internal wall and ceiling linings are finished in birch plywood treated to achieve a minimum Euroclass C-s2,d0 fire performance rating. Insulation products, including 100mm sheepswool and mineral wool Thermafleece, meet the fire resistance and spread of flame standards required under Building Regulations Part B.

Doors and glazing are aluminium-framed and double-glazed, providing effective smoke and heat resistance. Main and secondary doors are fitted with fire-rated hardware and fast-release mechanisms to facilitate easy escape.

Active fire protection is provided through mains-powered smoke alarms with battery backup installed in accordance with BS 5839-6:2019. External lighting, remotely controlled, will assist in maintaining visibility during nighttime evacuation. The infrared Wi-Fi controlled radiator system operates at low surface temperatures and includes automatic shutoff to prevent overheating.

3. Construction Products and Materials

All construction products and finishes comply with current British Standards and Building Regulations.

Cladding: Burnt Thermowood – treated to provide low surface flame spread

Roof: Monarplan single ply membrane – Class B fire-rated roof covering

Structure: OKOBASE support frame – non-combustible metal frame

Doors and Windows: Aluminium framed in Jet Black, double glazed

Internal Finishes: Birch plywood lining and reinforced laminate flooring

Insulation: 100mm sheepswool and mineral wool Thermafleece, with PIR boards in floors and roof to improve fire performance

Rainwater Goods: Metal downpipes and guttering for enhanced fire resistance

4. Means of Escape and Evacuation Strategy

The proposed layout provides clear and direct means of escape from all internal spaces. The primary means of escape is through the main glazed doors opening directly to open ground at the front of the property. A secondary exit is provided to an alternate direction of travel to ensure that occupants can escape safely should the primary route be compromised.

All exit doors open outwards and are equipped with simple fast-release mechanisms. Travel distances within the building do not exceed 9 metres, consistent with guidance for small single-storey dwellings in ADB Volume 1.

The evacuation strategy follows a single-stage approach. Upon fire alarm activation, all occupants will immediately exit the building and proceed to the designated fire assembly point at the front driveway.

5. Access and Equipment for Firefighting

Access for firefighting operations is achieved via the main residence from High Street. Fire appliances will have sufficient proximity and turning capability on the existing driveway for operational needs.

A hydrant is located within 90 metres of the property boundary, in accordance with local fire authority guidance. The main entrance provides suitable hose access points for firefighting purposes. External lighting improves operational visibility in low-light conditions.

Due to the small scale and low-risk nature of the development, fixed firefighting systems are not required. Portable extinguishers (water and CO₂ types) will be provided near exit doors for use by trained occupants in the event of a small fire.

Conclusion

This Fire Safety Strategy for The Ramblers satisfies the requirements of the London Plan Policy D12(A). The development provides appropriate access for fire appliances, suitable assembly points, effective passive and active fire safety measures, compliant materials, safe means of escape, and adequate provisions for firefighting. The approach ensures the safety of occupants and responding fire crews in accordance with current UK fire safety legislation and standards.