

## **FIRE STATEMENT**

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### **Intro:**

This Fire Safety Statement has been prepared to support the proposed development at 41 Archers Road, Eastleigh, SO50 9AQ and has been informed by relevant national fire safety guidance and local planning policy requirements. The statement outlines the fire safety principles incorporated into the proposed scheme and demonstrates how fire safety has been considered as an integral part of the design.

The document sets out the approach to fire prevention, means of escape, fire detection and warning, and access for fire and rescue services, ensuring that the proposed development achieves an appropriate standard of fire safety for future occupants in accordance with current guidance and best practice.

### **1. Fire Appliance Access and Evacuation Assembly Point:**

The property fronts directly onto Archers Road, a residential street that is accessible to emergency vehicles. The frontage provides a suitably positioned and unobstructed area for fire and rescue appliances to attend the site within an appropriate distance of the main entrance.

In addition, the rear garden provides access to a rear alleyway, which offers a secondary access route. This route also serves as the primary means of fire escape for Bedroom 3, providing an alternative escape option in the event of an emergency.

A designated evacuation assembly point is identified on the public footpath to the front of the property, providing a safe and accessible location for occupants to gather away from the building in the event of an emergency.

### **2. Fire Alarm and Detection System:**

The proposed HMO will be provided with an appropriate fire detection and alarm system designed in accordance with current British Standards and relevant fire safety guidance for Houses in Multiple Occupation.

Following the grant of planning permission, a comprehensive fire safety strategy will be prepared and submitted to Building Control for review and approval. This will include full details of the fire detection and alarm system, emergency lighting, means of escape, fire separation and associated fire safety measures.

All fire safety systems will be installed, commissioned and maintained by suitably qualified contractors in accordance with approved standards and the Building Regulations. This approach ensures that fire safety is fully addressed at the detailed design and implementation stage, providing a safe living environment for future occupants.

### **3. Means of Escape and Evacuation Strategy:**

All bedrooms and communal areas are designed to have direct access to a protected escape route leading to the main exit at ground floor level. Fire doors (FD30S) will be installed to all habitable rooms, fitted with self closing devices and intumescent strips. Emergency lighting and illuminated signage will be installed along escape routes. A Fire Risk Assessment will be completed prior to occupation to confirm and document the final evacuation strategy, ensuring all occupants are aware of exit routes and assembly procedures.

### **4. Construction and Fire Spread Prevention:**

All works will comply with Approved Document B of the Building Regulations. The building will be constructed using fire resistant materials, with particular attention to compartmentation between floors and rooms to limit fire spread. All service penetrations will be appropriately fire stopped. Internal wall linings will achieve suitable fire resistance, and all finishes will be specified to restrict the rate of flame spread.

### **5. Access and Facilities for Firefighting**

Fire and rescue personnel will have direct access to the building from Archers Road. The proposed layout provides clear internal circulation routes, allowing appropriate access to all areas of the property to support firefighting and rescue operations.

### **6. Management and Maintenance**

The fire detection and emergency lighting systems will be inspected, tested, and maintained by a competent person in accordance with BS5839 and BS5266. Routine testing will be undertaken and recorded within a fire safety logbook, which will be kept on site.

Residents will be provided with clear fire safety and evacuation information upon occupation. Ongoing monitoring and review of all fire safety measures will form part of the property management regime to ensure continued compliance and occupant safety.

### **Conclusion**

The proposed development incorporates a combination of active and passive fire safety measures in line with current national guidance and relevant local requirements. The design provides safe and appropriate means of escape, suitable access for fire and rescue services, and measures to reduce the risk of fire spread within the building.

A full Fire Risk Assessment will be undertaken prior to occupation to ensure the property complies with statutory fire safety requirements and recognised best practice standards, and to confirm that appropriate management and safety measures are in place for future occupants.