

PREPARED BY BLAKDOG DESIGN AND PLANNING

FIRE STATEMENT

BUILDINGS B & C

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. FIRE STRATEGY STATEMENT OBJECTIVE

This statement is designed to meet current Building Regulations (Approved Document B) and satisfy local authority planning requirements.

To demonstrate how the proposed conversion and internal works will provide safe and compliant fire protection measures in accordance with:

- Approved Document B (Volume 1 – Dwellings)
- BS 9991: Fire safety in the design, management and use of residential buildings
- The Regulatory Reform (Fire Safety) Order 2005
- Horsham District Council's local planning fire safety expectations

2. BUILDING CONTEXT

Carylls Country House is a large, subdivided property with previous residential use. The main property occupying the site is class C3 use. There are two outbuildings which are currently underutilised. Building B located to the rear of the property and furthest from the site entrance. Building C closest to the site entrance and currently used as a storage building.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal includes the erection of two independent single-storey buildings within the grounds of Carylls House:

- **Building B:** Replacement of disused units 28 and 29 with a single-storey dwelling comprising two self-contained, accessible residential units.
- **Building C:** Replacement of an existing outbuilding/storage unit with a single-storey caretaker's accommodation located at the front of the site.

Both buildings are designed to be independent of the primary structure and will include associated landscaping and access improvements.

4. FIRE SAFETY DESIGN PRINCIPLES

The development has been designed in accordance with Approved Document B of the Building Regulations and Horsham District Council's planning guidance:

- **Means of Escape** Each unit will have direct access to a protected escape route leading to a final exit. Escape paths are short, unobstructed, and externally accessible as they are all single storey buildings.
- **Evacuation Strategy** A simultaneous evacuation strategy will be adopted. Each unit will be fitted with mains-powered smoke alarms with battery backup and emergency lighting. Building C will be single occupancy.
- **Compartmentation** Internal walls and floors will provide a minimum of 60 minutes fire resistance to prevent lateral fire spread. External walls will be constructed with materials which are of 60 min fire rating to prevent spread to adjoining buildings or buildings at proximity.

5. MEANS OF ESCAPE & EVACUATION STRATEGY

Each unit will have a clearly defined escape route leading directly to an external final exit or a protected corridor. Travel distances will be kept within the maximum 9 m where single-direction, or 18 m if two-directional (as per Approved Document B Table 2.1). The proposed units currently fall below the 9m to escape safely out of their unit.

Shared escape corridors will be designed as protected routes with:

- FD30 fire doors with smoke seals and closers
- Emergency lighting and escape signage in compliance with BS 5266
- A simultaneous evacuation strategy will apply.

6. ACCESS FOR FIRE AND RESCUE SERVICES

- **Vehicle Access** The site layout ensures fire appliances can access within 45m of all principal entrances. Turning areas are provided in accordance with *Manual for Streets* and *Building Regulations Part B*.
- **Hydrant Provision** Existing hydrants are located within 90m of the proposed buildings. No additional hydrants are required.
- **Wayfinding and Signage** Clear, illuminated signage will be installed above final exits.

7. FIRE DETECTION AND ALARM SYSTEM

A full Grade A fire detection system will be installed, meeting BS 5839-6:2019 standards:

- Smoke and heat detectors in each flat, with interlinked alarms in escape routes.
- Sounders and break-glass call points in common areas where relevant. Building B & C are self-contained units located on ground floor.
- Regular maintenance provisions built into the post-occupancy fire safety plan.

8. COMPARTMENTATION & FIRE RESISTANCE

Construction will require compliance with fire rating on all new materials installed. Existing fabric of the building will require upgrading fire protection on any woodwork or structure to be exposed/ remain.

- New partitions between flats will provide 60-minute fire resistance (REI 60).
- Protected escape corridors will achieve 30-minute resistance (REI 30). But does not apply to buildings B & C being separate self-contained units with access directly out at ground level.
- Fire-stopping details will be installed around all service penetrations.
- All doors to individual units and between compartments will be FD30 rated.
- External walls will be constructed using non-combustible materials with a minimum Class A2-s1, d0 fire rating.
- Roofing materials will comply with BS EN 13501-5 and provide adequate fire resistance.
- Internal finishes will meet Class 0 surface spread of flame requirements

9. ADDITIONAL SAFETY MEASURES

All habitable rooms will have windows for emergency egress (minimum openable area: 0.33 m², minimum dimension: 450 mm).

Kitchens will be provided with heat detectors and fire-resistant finishes around cooking appliances. Tenants will be provided with fire safety instructions and evacuation guidance at tenancy start.

10. POST-COMPLETION FIRE RISK ASSESSMENT

A full Fire Risk Assessment (FRA) will be carried out by a competent fire safety professional upon completion prior to occupation in compliance with the Regulatory Reform (Fire Safety) Order 2005.

Ongoing inspection and maintenance procedures will be implemented for:

- Alarm systems
- Emergency lighting
- Fire doors and smoke ventilation

Maintenance contracts will be established for fire alarms, emergency lighting, and fire doors.

11. CONCLUSION

This fire statement has been prepared in accordance with the MHCLG Fire Statement Guidance and Horsham District Council's Local Validation List. The proposed buildings are under 18m in height and do not trigger Planning Gateway One consultation with the Health and Safety Executive

The proposed additional units at Carylls Country House prioritises fire safety in accordance with national guidance and local expectations. The units are independent of the primary building and does not present concerns of fire safety as an individual unit or as part of a group of buildings on a larger site.