Date: 22.08.25

FIRE SAFETY STATEMENT

Address: Broad Oak High Street,
Glyn Ceiriog, Llangollen,
LL20 7EH

INTRODUCTION

This statement has been prepared on behalf of the applicants by the agent Extension Plans Architects. Registered with ARB and a member of the RIBA.
This statement sets out how the proposed scheme will comply with London Plan Policy D12A. In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1
Please note that this document has been supplied for information only and does not in itself constitute a proposal to comply with the building regulations. I confirm that the proposed design will be fully compliant with the current Building Regulations which include:

1. A FD30 fire door is separating the staircase from the rest of the property, allowing escape from the upper floor.
2. Have a mains powered optical smoke detector at each floor level with battery back up to BS 5839-Part 6, grade D, category LD3 standard. Wired on a separate circuit distribution board with heat resistant cable made identifiable.
3. The front of the property is unobstructed to allow access for fire fighting vehicles/appliances.

I trust this is to your requirements.