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FIRE STATEMENT
Mansfield Hand Car Wash, Mansfield Road,
Sutton In Ashfield, NG17 4HG

Project: Change of use of Upper Floor Offices above a Car Wash to form 2 No. Studio Flats with internal alteration, car parking, cycle parking and bins.

The proposed development has been designed to prioritize the safety of residents in the event of a fire, specifically addressing its location above a commercial unit:

- **Means of Escape:** Residents will have access to a dedicated entrance facing Mansfield Road that is completely independent of the ground-floor car wash operations, providing a clear and unobstructed escape route to a place of ultimate safety.
- **Structural Fire Protection:** The floor separating the ground floor (Car Wash) and the first floor (Flats) will be upgraded to provide a minimum of 60 minutes of fire resistance, preventing the vertical spread of fire between the commercial and residential uses.
- **Detection and Warning:** An LD2 grade fire alarm and detection system, including interconnected smoke and heat detectors, will be installed throughout both studio flats and the common stairwell.