

## FIRE SAFETY

### 1. FIRE APPLIANCES

Smoke detection is provided throughout all the common parts of the property with additional heat detection in the kitchen. All detectors are to be mains powered and interlinked.

A fire blanket is to be located within the kitchen.

As a single dwelling with a single family (not an HMO), it is not envisaged that a fire alarm or call points will be required.

### 2. ASSEMBLY POINT

In the event of a fire, suitable assembly points (points of safety) are located to the rear of the garden and to the front of the property. The owners of the property have resided at the house for a number of years and are familiar with the layout and any fire escape strategy.

### 3. CONSTRUCTION MATERIALS

All proposed construction materials are to comply with the relevant building codes (Part B) with full oversight of the new works by an 'approved' building control inspector. All floor and wall separations are to maintain 30min fire resistance and all doors to protected escape routes are to be 30min (FD30). All structural elements are to have 1hr fire resistance. The existing 2hr fire separation between neighbouring properties is to be retained.

### 4. MEANS OF ESCAPE

The primary means of escape from the property will be via the protected stairwell. This is accessed from all floors and all habitable rooms. Additional means of escape will be via the ground and 1<sup>st</sup> floor windows which all have suitable openings for egress.

### 5. ACCESS

In the event of a fire, emergency access to the property will be via the ground floor (front garden).