

# FIRE SAFETY STRATEGY

## 33 THE GALLOP, SUTTON, SM2 5RY

### PROPOSED SINGLE STOREY REAR EXTENSIONS FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION

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The following fire safety strategy is to accompany the planning application for single storey rear extensions to an existing detached, two storey dwelling house, with no basement, at the above address. There will only be minor alterations to the internal layout to accommodate these new extensions.

In accordance with Sutton's Local Validation List we submit this Fire Safety Strategy with this householder planning application:

*1. Where Fire and rescue services pumping appliances can be sited*

The property is an existing detached house with a large in and out driveway and fronts The Gallop. Access for the fire brigade will be no different than it currently is.

*2. Outside evacuation assembly point*

The Gallop, the highway to the front of the property, is a safe and appropriate evacuation assembly point in the event of a fire. There is access out to the highway from the front door of the property and from the side of the building which leads to the rear garden. The proposed works will not affect either access. Should it be necessary there is a large garden to the rear of the property to which users of the property can evacuate the building to a safe distance. The front and rear gardens are connected by a side path.

*3. Features to reduce risk to life, including fire alarms and passive and active fire safety measure.* The Planned construction is expected to use various passive and active fire safety measures, including smoke detectors and alarms. The extensions and any internal modification will be designed to satisfy the current Building Regulations, including the fire safety guidelines.

Despite the modest scale of the development, it is important for the user to maintain their heat and smoke detectors and it is recommended that these should be tested every month.

*4. Construction in a manner to minimise risk of fire spread.* The building will be designed to satisfy the current Building Regulations, including the fire safety guidelines and the use of materials that are appropriately fire rated.

*5. Suitable and convenient means of escape*

The proposed single storey extensions are all connected to the existing hallway which can be exited via the front door of the house. Alternatively, the ground floor extensions also have doors leading directly to the rear garden.

*6. An evacuation strategy.* The application is a householder planning application and in accordance with the London plan guidance this criteria is not required.

*7. Provision of suitable access and equipment for fire fighting which is appropriate for the size and use of the development.*

This is an existing single dwelling house. Due to the size of the property, its road frontage and driveway there is suitable access for equipment for firefighting. This remains unchanged by the proposed rear extensions.

NOTE:

All works will be required to be carried out in compliance with the current Building Regulations and agreed with either the local Authority Building Control Inspector or an Approved Building Control Inspector.

The Fire Safety Strategy assumes that the building design, construction methods, materials used, and the mechanical and electrical systems will comply with current Building Regulations and relevant British standards and codes of practice.