

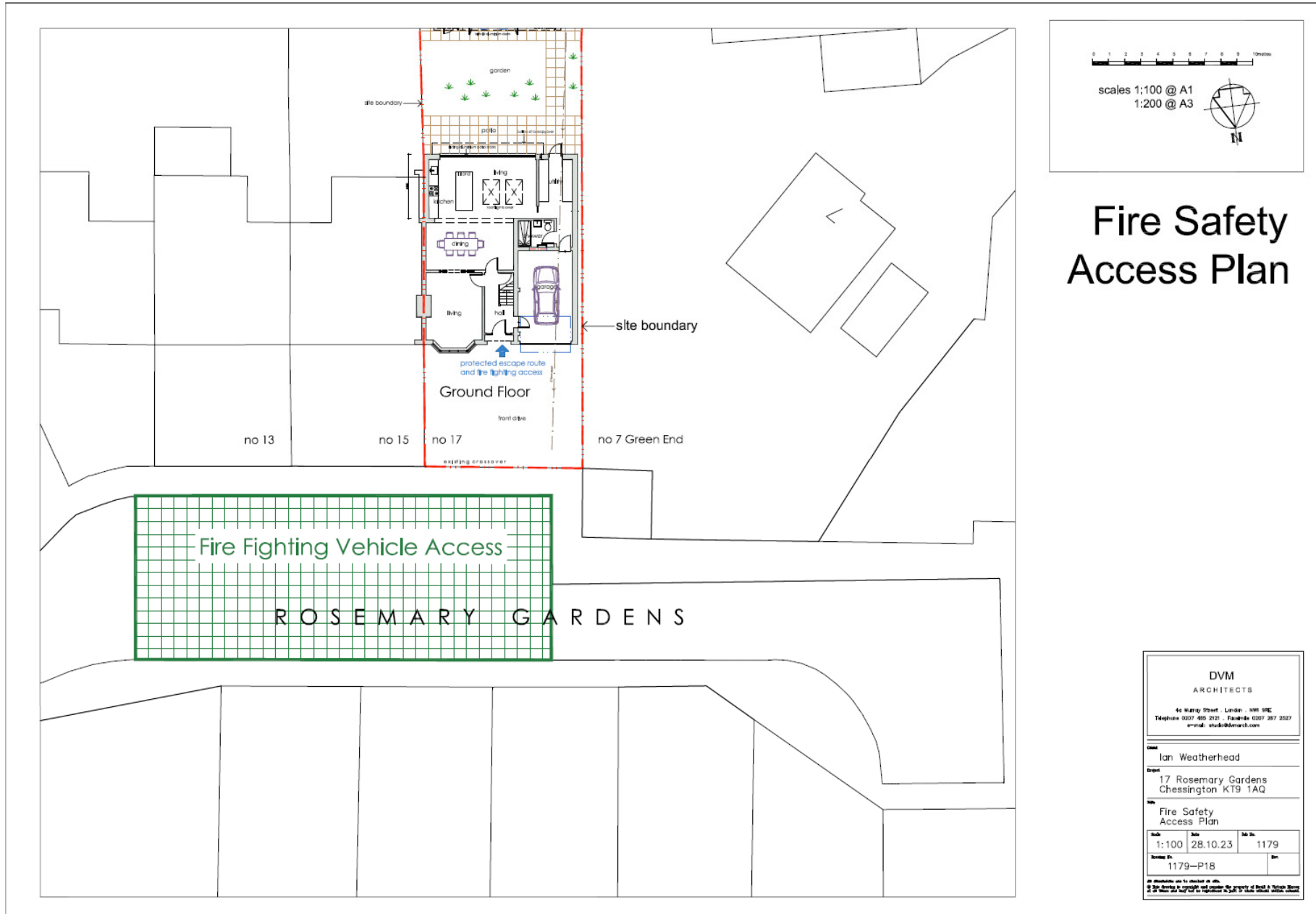
Planning Fire Safety Strategy London Plan Policy D12A for non-major development

Site address	17 Rosemary Gardens, Chessington KT9 1AQ
Description of development	Demolition of garage, erection of two storey side and single storey rear extension, with installation of 1 no rooflight within side roof slope and photovoltaic panels to rear roof slope. Erection of single storey detached garden room.
Name qualification and professional experience of author	David Mercer BA Hons B Arch RIBA Registered as an Architect since 1986
Has a Gateway One Statement been submitted?	The development is not a relevant building as defined in Planning Gateway One as it is not 18 metres or greater in height. A Gateway One Statement is therefore not required.
Policy considerations	The development is considered a non-major development under the London Plan Guidance on Fire Safety and therefore Policy D12A applies. The development has been designed in accordance with the requirements set out in Approved Document B Volume 1 of the Building Regulations 2019 as amended in 2020 and 2022.
Identifies suitably positioned unobstructed outside space for fire appliances to be positioned on.	Refer to separate drawing 1179-18 Fire Safety Access plan
Identifies suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point	Refer to separate drawing 11179-18 Fire Safety Access plan
Designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive active and active fire safety measures	The proposed extension has been designed in compliance with Approved Document B Volume 1 of the Building Regulations. The existing house including the extensions will be provided with an automatic fire detection and alarm system to BS 5839 Part 6 2004 category L1 standard.
Constructed in an appropriate way to minimise the risk of fire spread	The existing house including the extensions has been designed in compliance with Approved Document B Volume 1 of the Building Regulations. External walls are 325mm overall block and brickwork with insulation to the cavity with

	plasterboard internal lining class A2-S1, d0 or better. Internal walls are constructed of timber stud and plasterboard to provide 30 minutes fire resistance to the protected staircase and final exit corridor with door sets 30 minute fire rated to provide a protected lobby within each house.
Provides suitable and convenient means of escape, and associated evacuation strategy for all building users	Single private escape stair within protected enclosure to the houses designed in accordance with Approved Document B Volume 1 of the Building Regulations. The maximum height of the top storey above pavement level is 3.2 metres.
A robust strategy for evacuation which can be periodically updated and published, and which all, building users can have confidence in.	Written emergency escape instructions will be provided to the homeowner/occupier. The evacuation method proposed is simultaneous evacuation.
Suitable access and equipment for firefighting which is appropriate for the size and use of the development	The provisions for firefighting comply with Approved Document B Volume 1 of the Building Regulations.
Where a core lift is provided, at least one lift is an evacuation lift.	There is no lift
signed	David R Mercer BA Hons B Arch RIBA dated 28.10.23

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Fire Safety Access Plan

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Client:
Ian Weatherhead

Project:
17 Rosemary Gardens
Chessington KT9 1AQ

Site:
Fire Safety Access Plan

Scale:	Date:	Job No.:
1:100	28.10.23	1179
Drawing No.:	Rev.:	
1179-P18		

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