

**Fire Safety Strategy (Part A)
Reasonable Exception Statement**

Site Address

25 Clatham Close SM3 9JF

Description of development

Garage conversion to habitable room, bathroom and storage

Statement:

The current fire safety measures are appropriate and will not be adversely affected by the development.

Justification:

Planning Fire Safety Strategy

The following Planning Fire Safety Strategy has been developed for the proposal to extended the existing Ground Floor Flat.

This document outlines the way in which the proposals meet the requirements of the London Plan's D12 Fire Safety Policy, as well as the requirements of The Building Regulations 2010 Approved Document B Volume 1:Dwellings (2019 Edition Incorporating 2020 Amendments)

Fire Alarm Systems and Safety Measures Reducing the Risk to Life and the Risk to Serious Injury in the Event of Fire

In accordance with Approved Document B Volume 1, 2019 edition, the conversion is proposed to have a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.

Smoke alarms to be mains operated and conform to BSEN 14604. Heat alarms to be mains operated and conform to BS 5446-2.

Smoke and heat alarms to have a standby power supply, in the form of a battery (rechargeable or non-rechargeable).

A design, installation and commissioning certificate will be provided for the fire detection and alarm systems to provide assurance of quality, reliability and safety.

2.0 Construction Methods Minimising the Risk of Fire Spread

The new relevant structural elements will be designed to meet minimum

30 minutes of fire resistance required for the Residential Dwellinghouse Purpose Group (see table B4 of the Approved Document B Volume 1).

The proposals envisage all extended external walls, including new garden walls to be in brickwork or have brickwork facing which is in line with the requirement of the Table 10.1 of the Approved Document B Volume

1 related to reaction to fire performance of external surface of walls.

In the same manner, external walls on, and within 1000mm of, the relevant boundary shall have external surface materials facing the boundary of class B-s3, d2 or better.

Cavity barriers are to be provided at the edges of cavities, including around openings (such as windows, doors and exit/entry points for services), as stipulated within as the paragraph 5.18 of the Approved Document B Volume

Internal wall and ceiling linings will be specified as to meet the classification set out in the table 4.1 of the above mentioned document, specifically aiming to achieve C -s3,d2 class throughout.

Form completed by:

Michael Zalucki

Mr

Name

Title