

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

Site Address

39 Albemarle Gardens New Malden KT3 5BB

Description of development

Erection of single storey rear extension on ground floor level,
Erection of new storey to create a new floor and replacement roof incorporating rooflights and bay window(s) to front elevation.
Erection of hip to gable and rear dormer roof extension with juliet balcony to facilitate loft conversion.

Statement:

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

Justification:

The proposed works to the property above are classed as “minor development” and will not change or increase the risk of fire within the building.

Fire detection and alarm system to a minimum Grade D2 Category LD3 standard.

A mains-operated hardwired and interlinked smoke detector system to be installed within the circulation space at all levels and a heat detector in the kitchen area.

Escape from the ground floor, the first floor and the loft to be via protected staircase leading to a final exit. Inner rooms (at ground floor and first floor only) to be served by at least an escape window or door leading to an external safe space. No inner rooms allowed at loft level.

Protected staircase to be enclosed within a minimum 30 minutes fire rated construction (walls, doors, any glazing and underside of staircase where needed).

FD30 fire doors will be installed to new habitable rooms accessed from the circulation areas.

Mains powered smoke/heat detection (with battery backup) will be installed to the circulations areas at ground, first & second floor levels.

The combination of the fire rated doors and the smoke detectors will create a protected fire escape for the upper floors direct to the front door & then external place of safety.

The proposed escape route will be unobstructed at all times.

The works will be subject to inspection and approval by building control.

Materials used on the development will be certified to the latest standards and fit for purpose.

Given the minor nature of the proposals to this existing residential dwelling and it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe, access and egress from the property in the event of fire can be easily attained through the primary entrance and exits from the property. As can be seen on the proposed floor plans submitted with the Application.

Access for emergency services will not be altered as a result of these works.

Form completed by:		
	<i>Name: Nisreen Karsou on behalf of NKM studio</i>	<i>Title: 12/12/2023</i>