

Fire Strategy

99 BERESFORD AVE SURBITON KT5 9LW

Single Storey Rear, Part First Floor Side, Part Loft and Front Porch Extensions
together with Landscaping to Garden

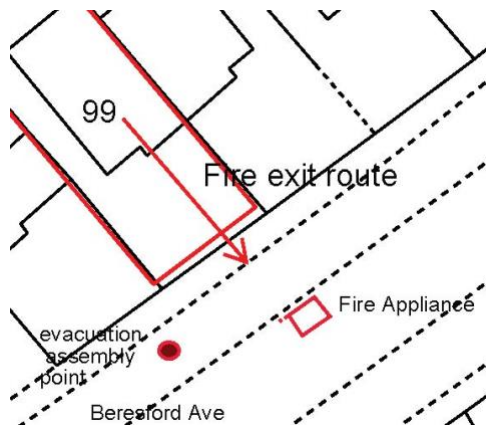
REASONABLE EXCEPTION STATEMENT (RES)

All of the above information is based on the fact that the building is NOT a Major Development site and all works will comply with the minimum Fire Safety standards of the national Building Regulations and Approved Documents part B Fire Safety.

Policy D12 Fire safety

- A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
 - 2) are 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 and active fire safety measures
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
 - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

- 1) *Identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*



- 2) *are 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 and active fire safety measures*

The house will have mains powered interlinked smoke/heat detectors with battery back-up to grade D category L.D.2 in accordance with BS 5839-6 (2004). Carbon Monoxide detectors are to be provided adjacent to boiler and should comply with BS EN 50291:2001.

- 3) *are constructed in an appropriate way to minimise the risk of fire spread*

The extension will be Building Regulations Part B compliant regarding containment of smoke and fire, travel distances, surface spread of fire etc. All occupants will always be able to escape via escape windows and /or fire resisting compartment walls and fire doors.

- 4) *provide suitable and convenient means of escape, and associated evacuation strategy for all building users*

The house will be Building Regulations Part B compliant regarding containment of smoke and fire, travel. All occupants will always be able to escape via escape windows and /or fire resisting compartment walls and fire doors.

- 5) *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*

All occupants will be aware of and develop their own fire evacuation strategy for means of escape in the event of a fire which will likely be triggered by early warning mains operated interlinked smoke alarms.

- 6) *Information on access and equipment for firefighting*

Access to the property is provided from the front of the house with the fire appliance parked on the public highway.