

## **Introduction**

The construction relates to Construction of single storey front, side and rear extension to a detached house at 237 Crofton Lane, Orpington BR6 0BL. This Fire Safety Strategy is a crucial component and should be reviewed alongside the submitted planning drawings, in accordance with Policy D12 of the London Plan.

## **Part B (Fire Safety)**

Fire strategy to follow the guidance in the approved document(part b). Any deviation from AD-B to be approved by the relevant building control Body.

The fire strategy to be fully discussed, confirmed and approved with BCB prior to commencement of the works and throughout the construction process.

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

Smoke alarms to be provided in the circulation areas at all levels and heat detector tot be provided within the kitchen area. All to be mains powered with the standby power supply(such as battery) and interconnected vis hard-wire.

## **Means of escape in the dwelling houses**

Escape from the ground floor: all habitable rooms to have direct access to a protected hall (min REI30) leading to final exit OR have an emergency escape window or door. Inner rooms to have an escape window or door.

Escape from the first floor(max of 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI130) leading to ground level final exit OR have an emergency escape window. Inner rooms should have an escape window.

## **Existing elements retained**

If existing walls, door and any glazing forming the protected escape route are retains, compliance to be checked and confirmed on site by BCB. Upgrading/ replacement may be required to achieve compliance.

If existing windows are kept and used as egress window, compliance to be checked and confirmed onsite by BCB. Replacement may be required to achieve compliance.

## **Automatic water fire suppression system**

If a residential AWFSS is installed, details and specification from specialist supplier to be submitted to BCB for approval prior to commencement of the works.