

DATE 02 January, 2024  
PROJECT 60 Buckingham Way, Wallington, SM6 9LT  
CLIENT Alex & Justin Godfrey

## **FIRE STRATEGY STATEMENT**

The proposed works relate to : Erection of a part one, part two-storey side and rear extension, including side windows at ground and first floor and side steps leading down to rear amenity area.

This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings. As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

### **Where fire and rescue service pumping appliances can be sited**

The property is a detached house. As such the house access for the fire brigade will be no different than it currently is. Due to the scale of the development, there is no designated location for Fire Appliances. Fire Brigade access is available from Buckingham Way. It complies with the acceptable hose coverage from the parked Fire tender which is less than 45m and also with Part B of the Building Regulations.

### **Outside evacuation assembly point**

Regarding appropriate evacuation in the event of a fire, there are two locations, one to the front of the house and one to the rear. There is adequate distance from the back of the house to the rear garden fence (over 20 metres) and that could be considered as a safe refuge point. To the front of the house, the assembly point would be a safe distance on the public footpath.

### **Strategy statement**

#### **Features to reduce risk to life, including fire alarms and passive and active fire safety measures**

We are providing an inter-linked mains operated smoke/heat alarm system to the house which would give early warning to the people in the dwelling. It will have a battery back-up.

First floor windows to habitable rooms as they currently stand are a suitable means of escapes in the case of fire.

To minimise the risk of the fire spreading throughout the house, it is crucial that the hall and landing becomes a fire-controlled zone. This will be achieved by fire doors (FD30 or equivalent) to all habitable rooms. They will also have fire detectors.

#### **Construction in a manner to minimise risk of fire spread**

New external walls will be built using non-combustible materials to minimise the risk of fire spread. The staircase is protected by a lobby at each level for means of escape in case of fire. External openings to the flank wall will be 30mins fire resistant. It is also worth pointing out that the elements of structure are a minimum of 30mins fire resistant.

### **Suitable and convenient means of escape - An evacuation strategy**

Since the first floor level is less than 4.5m above the ground level, windows of habitable rooms can be used as an alternative means of escape and comply with Part B of the Building Regulations. Windows have unobstructed openable area more than 0.33 m<sup>2</sup> (0.45m unobstructed width and 0.75m unobstructed height) and the bottom of the open able area is not exceeding 1.1m above the floor. The windows should be enabling the person escaping to reach a place of safety.

### **Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development**

We can confirm that is only a single family house and not divided into flats. Provision of access for fire-fighting is available on the public highway which fronts the house.