

Planning Fire Safety Strategy

**Proposed Demolition of existing Sunroom and garage.
Replaced with rear DDA Compliant Bedroom and Sunroom.
Roof modified to include a double gabled side extension.**

At

15 York Road, South Croydon, CR2 8NQ

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Prepared by

conceptworld
architects | designers

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PROFESSIONAL COMPETENCE

As a Chartered Architect and member of the ARB (Architects Registration Board) and the RIBA (Royal Institute of British Architects - registered since December 2003) I will have the professional competence to prepare this document.

GENERAL DESCRIPTION

The proposal is to demolish the existing rear garden room and replace it with a single storey flat roof "L" shaped rear extension to provide a ground floor DDA Compliant bedroom and associated En-suite. This will be for the use of a disabled family member. The proposal also included a first floor side extension, partially within the roofspace, to provide additional space to two existing first floor bedrooms.

GENERAL

This Fire statement is being prepared to accompany the Planning Application and to address all parts of London Plan policy D12(A).

Ground floor rear extension and first floor side extension.

- 1] The property is a two-storey domestic dwelling with two first floor bedrooms, some existing bedroom space to both rooms is incorporated within the existing roof space.

Fire rescue vehicles can park on the main road directly outside the property. The hose run can be taken through the property to the garden room and eventually rear garden in the event of a fire.

An evacuation point will be located at the required statutory distance to the front of the property. The specific details of this will be agreed with the family before occupation. The evacuation strategy will also include plans to assist the disabled user in the event of a possible fire.

- 2] A new mains powered compliant smoke alarm system will be incorporated with battery backup. This will be installed in both the ground floor hallway and first floor landing of the property. Within the kitchen area a linked heat detector will also be installed.

- 3] Both bedrooms to the first floor will have a shared protected means of escape via the landing then ground floor hallway. This will lead directly to the exit through the entrance door to the side of the property.

It is envisaged that a principal designer will be appointed to deal with health and safety for the project once it commences on site. The Fire strategy for risk of fire during the construction stage will be agreed at this stage of the project with the homeowner and main contractor.

- 4] The protected route will be 30 minute. Due to the small scale of the property with only two bedrooms to the first floor the protected route will be sufficient for these two rooms. The project will be fully compliant with the Building Regulations and this includes all aspects of fire strategy requirements within the Approved documents. Any recommendations raised by the Fire Department throughout the building regulations process will be implemented on site.
- 5] Fire fighting equipment will be located near the front entrance to the property, where required by regulations.

Written by Gordon J Innes ARB, RIBA.