

176A, Henley Avenue,

Sutton,

Greater London

SM3 9SA Fire Safety Strategy Pursuant to Policy 12(A) of the London Plan

PROPOSED HIP TO GABLE LOFT CONVERSION WITH REAR DORMER.

This fire safety strategy statement is to confirm that the proposed loft conversion with dormer has been designed to comply with all current fire measures as required under the building regulations (which will be fully checked and approved before commencement and inspected for compliance during construction)

The proposal does not change the ability of the fire and rescue services to attend the site. The existing access via the front of the property, Rear and side remain the same. Entry and exit to the property are obtained through the existing main entrance at the front. The secondary means of escape to the rear garden patio doors, remains the same. There is also a proposed new exist route off a protected hallway to the outside via a new external door. In the event of a fire, residents can evacuate the property to the proposed assembly point, the Opposite side of the road a fair distance away from the site. Or via the rear garden to Frogmore close. Means of escape from the second floor is unchanged by the proposal. Windows will be checked by building control to make sure they conform to the means of escape Fire regulations

Passive measures include the proposal of all doors onto the protected escape route are FD30 rated to BS 476-22:1987. Fire-resistant plasterboard is proposed where applicable to prevent the spread of fire. New measures include the proposal of a heat detector to the kitchen, linked via mains to smoke detectors proposed to the ground floor, first floor and second floor hallway. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them. The primary means of escape is via the NEW Proposed Garden door via the new hallway off the stairs and the secondary means of escape is via the rooms' windows. Means of escape from the first floor and second floor would be via the primary staircase to the rear and via the rooms' windows to the outside, as a secondary route. Fire and rescue services will gain emergency access into the property from the existing front and rear door. (Accessed from Frogmore close). This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate firefighting water supply will be obtained from existing facilities

As a private occupancy single dwelling any evacuation strategy and firefighting equipment will be the responsibility of the house owner. Recommendations can and will be made if requested.