

87 ARUNDEL ROAD, KT1 3RY

PLANNING FIRE SAFETY STRATEGY 2021

The proposed works relate to a roof extension. This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings by Studio Jayga Architects.

As required in the Policy D12a of the London Plan, please see the information below to meet the Fire Safety Strategy for the proposed development.

1. The property is a two storey detached house which will be increased to three storeys. Access for the fire brigade will not change and will be as existing. Due to the scale of the development, there is no designated location for Fire Appliances and there is sufficient space in front of the property.

2. There are two locations to be used as an evacuation assembly point in the event of a fire, one to the front of the property and one to the rear garden.

3. The proposed development will comply with Building Control regarding Fire Regulations.
 - a. New wired fire alarms and smoke alarms will be installed throughout the property. This will be checked and approved by the appointed Building Control Officer. Fire alarms should be tested once a month to ensure there are no issues.

 - b. To minimise the risk of the fire spread, the hallway will be regarded as the protected escape route.

 - c. Fire doors (FD30) will be installed to all habitable rooms or a fire engineered solution implemented if the required doors cannot be installed.

 - d. The hall will have FD30 doors or equivalent to all habitable rooms in the dwelling, along with the necessary fire alarms. In the event of a fire there is a clear means of escape and a warning system to ensure that the occupants of the building can egress safely.

 - e. The property has sufficient space to provide suitable access for firefighting for this size of house.

 - f. The homeowner is advised to keep a Home Fire Safety Pack in the OM manual. All residents will be made aware of the location for the fire detection (smoke and heat alarms).

Studio Jayga Architects

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