

PLANNING FIRE SAFETY STRATEGY

In support of Planning Application:

Author: Justification by the Applicant's Agent Mr Ray J.H. Tang
Site: 96 Caldbeck Avenue, Worcester Park KT4 8BH
Proposal: Erection of new ground floor rear extension and side extension

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

Criteria 1 Information on space provisions for fire appliances and assembly points:

The proposed development does not change the ability of the fire and rescue services to attend the site and position fire appliances. The existing access routes from Caldbeck Avenue (via the front of the property) will remain the same.

Entry and exit to the property are obtained through the existing main entrance at the front. The proposal allows for secondary means of escape to the rear garden via a side alley, as is the case with the existing.

In the event of a fire, residents can evacuate the property to the proposed assembly point on Caldbeck Avenue. Means of escape from the first floor extension will be via the main staircase to the front entrance.

Criteria 2 Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire:

Passive measures include the proposal of FD30 rated fire doors to the kitchen. Fire-resistant plasterboard is proposed where applicable to prevent the spread of fire. The compartmentalised internal layout of the proposal contributes to the prevention of fire spread.

Active measures include the proposal of a heat detector to the kitchen, linked via mains to smoke detectors proposed to the hallway. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

Criteria 3 Information on construction products and materials to minimise the risk of fire spread:

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. The proposed construction

methods do not impact the fire safety of neighboring buildings. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape is via the front door and the secondary means of escape is via the rooms' windows. Means of escape from the first floor bedrooms would be via the primary staircase to the front door and via the rooms' windows to the outside, as a secondary route.

Criteria 6 Information on access and equipment for firefighting:

Fire and rescue services will gain emergency access into the property from the existing front door and via the side alley. This applies during both the temporary construction phase and permanent occupation phase. A secondary access route into the property could potentially via adjoining neighboring garden facing Washington Road to the back of the garden. Access to an adequate firefighting water supply will be obtained from existing facilities.