

**Fire Safety Strategy (Part A)
Reasonable Exception Statement**

Site Address

04 Aldwick Road
CR0 4PL

Description of development

Ground and First floor side extensions, Rear Extension and Interior refurbishment.

Statement:

The current fire safety measures are appropriate and will not be adversely affected by the development.

All the proposed habitable rooms and corridors will be compliant with London Plan fire safety and fire evacuation policies.

Justification:

EXISTING:

This property is an existing 2 storeys dwelling built with 225 mm thick solid brickwork with render finish in places, tiled roof, suspended timber floors, timber, UPVC and Aluminium doors and windows.

All habitable rooms within ground and first floor are provided with fire doors of FD30s (30minutes rating) with 3 hinges and in intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.

The windows and doors have openings wide enough for Means of Escape being minimum 0.33sqm. Clear opening areas and no dimensions less than 450mm wide x 450mm high. Bottom of open area not to be more than 1100mm above FFL.

Also existing corridors are compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.

An appropriate smoke detection and fire alarm system is installed in the property.

The existing building height is below 11m and therefore the premises do not require lift or secondary fire suppression as means of fire strategy to compliance with London Plan Policy D5(B5).

Fire appliances can gain access to the building from the road.

PROPOSED:

All new proposed habitable rooms within the proposed extension and additions to first floor and loft floor will be provided with fire doors of FD30s (30minutes rating) with 3 hinges and in intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.

The windows and doors will have openings wide enough for Means of Escape being minimum 0.33sqm. Clear opening areas and no dimensions less than 450mm wide x 450mm high. Bottom of open area not to be more than 1100mm above FFL.

The building height is below 11m and therefore the premises do not require lift or secondary fire suppression as means of fire strategy to compliance with London Plan Policy D5(B5)

Any new external materials will be to requirement B4 of the current building regulations B with Class B-S3, D2 or better, spread of flame.

Fire resistant cavity barriers to be inserted at eaves level to proposed works.

The proposed works will not compromise the existing Means of Escape from the building.

Occupants should evacuate using the stair leading to the front door of the house, except occupants of the extended kitchen/ dining room, for whom exit via the garden door may be utilised whilst maintaining a greater distance from kitchen hob and white goods.

Form signed by:	Zubair Dhukka	Mr.
	<i>Name</i>	<i>Title</i>