

KT3 3DH

29 Sycamore Grove

Planning Fire Safety Strategy

To comply with London Plan Policy D12 Fire Safety we have taken into consideration the fire safety from the early stages of design development.

As our dwelling house has more than two storeys and exceed 8m above ground level, the strategy includes the following:

Fire doors separate habitable rooms from the means of escape principally bedroom, living room and kitchen. Mains powered interlinked smoke detectors are placed in all landings and hallway to final exit. The kitchen to have Heat detector linked to the alarm system. BS 5446

- DETECTORS SHOULD NOT BE WITHIN 300MM OF ANY VERTICAL FACES OR LIGHT FITTINGS.
- ESCAPE DOOR BETWEEN ROOMS TO BE MIN 600 WIDE X 2030HIGH
- DOORS TO ALL ROOMS (EXCEPT BATHROOMS AND SHOWERS) LEADING ON -
- TO THE STAIRCASE THROUGHOUT THE HEIGHT OF THE BUILDING MUST BE FD20/E20.
- GLAZING WITHIN OR ABOVE DOORS TO HABITABLE ROOMS ON EACH FLOOR LEVEL TO BE MINIMUM 30 MINUTES FIRE RESISTING.
- WHERE SVP PENETRATES FLOOR IT SHOULD BE ENCASED TO ACHIEVE 30 MINUTES FIRE RESISTANCE. NEW STAIR ENCLOSURE, PARTITION & FLOOR, FLOOR WITHIN ESCAPE ROUTE TO BE WITHIN 30 MINUTE FIRE RESISTING CONSTRUCTION.
- EXISTING EXPOSED FLOOR AREA WITHIN THE ESCAPE ROUTE IS TO BE FILLED WITH 100MM INSULATION ON CHICKEN WIRE IN THE FLOOR VOID

In the event of a Fire the building population will evacuate to a place of safety either to Sycamore Grove or Lawn Close.