

Fire Safety Strategy Pursuant to Policy 12(A) of the London Plan:

Address:

10 SPARROW FARM RD

EPSOM

KT17 2JL

Date 12/04/2024

Planning description:

PROPOSED OUTBUILDING USED FOR GRANNY ANNEXE

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

This fire safety strategy statement is to confirm that the proposed outbuilding 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. Entry and exit to the property are obtained through the existing main entrance at the front. 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. The proposal also offers escape via the rear door to an access road at the back of the houses of Sparrow farm road accessed between 22 and 20 sparrow farm road

Passive measures include. 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. 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 front and back door and the secondary means of escape is via the rooms' windows. Fire and rescue services will gain emergency access via the front door of the main house or via the access road between number 20 & 22 Sparrow farm road if necessary. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate firefighting water supply will be obtained from existing house.

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.