

PLANNING FIRE SAFETY STRATEGY

39 FORESTERS DRIVE, WALLINGTON, SM6 9DE

INTRODUCTION

The following outlines the basic provision being made for fire safety in connection *inter alia* with proposed rear and side single storey extension.

The fire safety information provided herein has been developed to inform the overall fire strategy for the development.

All works are subject to approval under the Building Regulations. Reference is made to the information contained in the Fire Safety Policy D12(A) guidance and the 'golden thread' approach expressed therein.

FIRE BRIGADE ACCESS

The location of the property is on a main road (Foresters Drive) site is surrounded by residential which offers convenient access for fire brigade vehicles with ample of space via front drive and grass verge. Fire and rescue services pumping appliances can be sited on the hard standing at the front and rear of the property. These areas fall within the boundary of the property allowing suitable space to remain under the control of the owner and clear of obstruction.

Access is therefore compliant with Building Regulation Approved Document B Part 1, Section B5. As the project is domestic and the fire service access to the scheme is fully compliant, there is no requirement to consult the Fire Service.

MEANS OF ESCAPE

The means of escape for all building users has been considered and planned from the initial design of the development and meets the requirements set out in Building Regulation Approved Document B Part 1, Section B1. The property benefits from being semi-detached and set in generous grounds allowing separate escape routes through the front, rear of the property, 30-minute fire-resisting doors and other fire resistance materials to be used. In the event of a fire, a fire assembly point can be at front of the property.

HEAT & SMOKE DETECTION

The property will incorporate heat and smoke detection systems that comply with applicable Fire Safety Regulations. In particular, the property will have a fire detection system minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. Smoke alarms are to be mains operated and conform to BS EN 14604 and heat alarms should be mains operated and conform to BS 5446-2.

INTERNAL FIRE SPREAD

Internal construction shall be compliant with Building Regulation Approved Document

EXTERNAL FIRE SPREAD

The external envelope of the building should not contribute to undue fire spread from one part of a building to another part. This will be achieved by complying with Building Regulation Approved Document B Part 1 Section B4.

LIFTS

No passenger lifts are proposed for the property as part of this application.

FIRE SAFETY AT CONSTRUCTION STAGE

Acknowledging the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12(A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards and the Construction Design & Management Regulations 2015.

During construction works, a Site Fire Management Plan and Risk Assessment will be implemented, setting out site procedures and active fire safety measures.

CONCLUSION

Under the Building Regulations, a building owner is required to provide an adequate level of life safety to the building by providing suitable means of escape, means of warning occupants of a fire, limiting internal fire spread, protecting adjacent property from fire and facilitating fire service operations.

This can be achieved by the adoption of standard guidance as documented within Building Regulation Approved Document B. As the property is considered to be a dwelling, the guidance document that has been considered is Building Regulation Approved Document B Part 1: Dwellings. The design of the building meets the prescriptive requirements set out therein.