

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.

Fire Tender Access:

- Access from Derby Road street frontage or
- Access off adjoining side road (Stanley Road)

Access compliant with Building Regulation Approved Document B Part 1 Section B5.

Alarms

- 3-storey single dwelling with mains powered interlined smoke on each landing.
- Heat detector in kitchen
- CO2 alarm in each room with fireplace

Doors:

- All doors shall be FD30

Exits/Evacuation to Safety:

- Exit located front and rear of the property.
- Entry to the property clear of any obstruction.

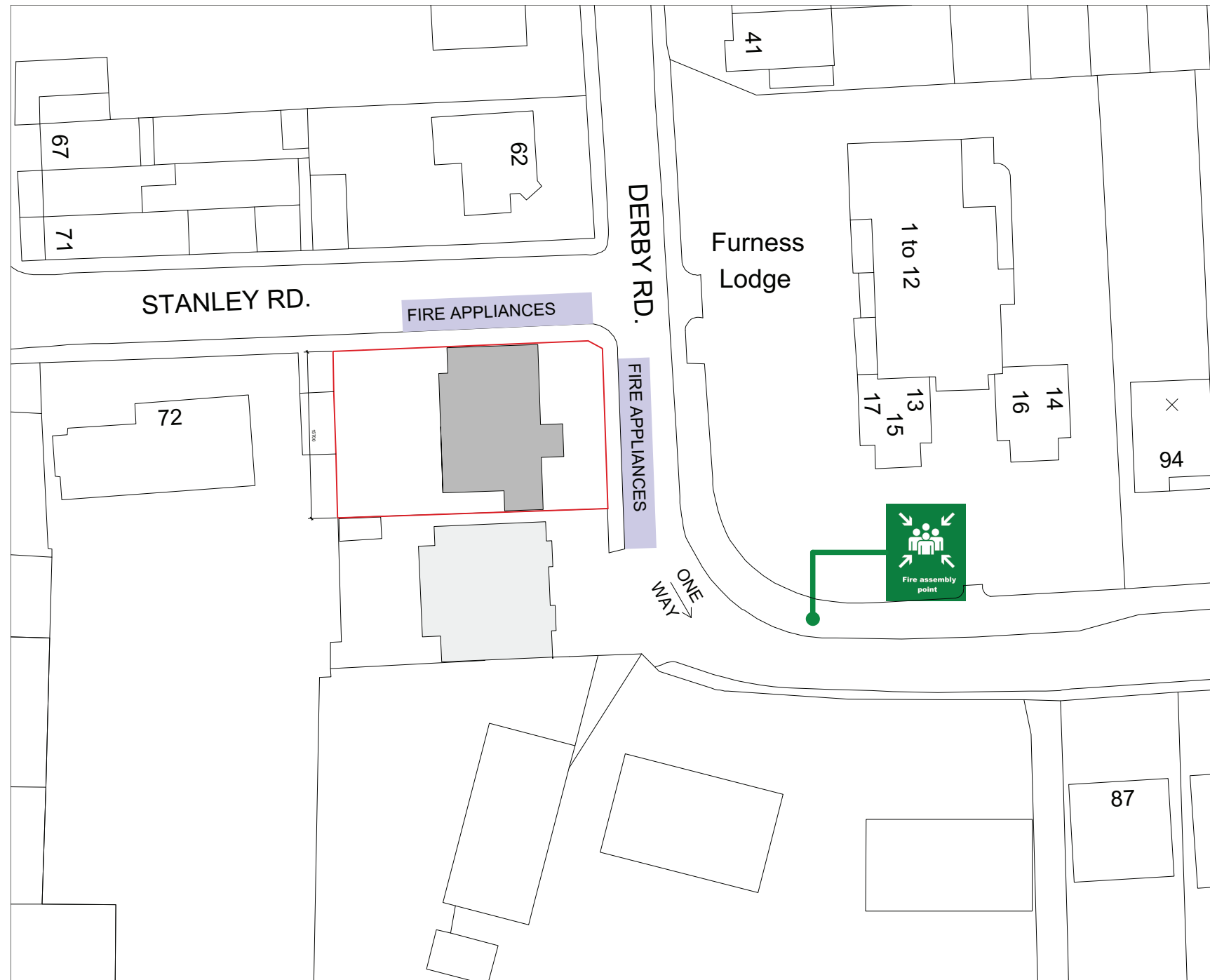
- The basement floor offer escape to the garden to the rear via lightwell with escape ladder and a protected stair to a final exit at ground floor level / emergency egress window:


Structure:

- All new structure to be fire protected to minimum Building Regulation standards.

Fire Fighting Appliances:

- Fire blanket (to latest BS) located in Utility, adjacent to Kitchen



Rev	Date	Amendment
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<ol style="list-style-type: none"> 1. This drawing remains copyright of Firbank Partnership Architectural Design and may not be reproduced or copied without consent in writing. 2. For construction purposes only; do not scale all dimensions shall be checked prior to fabrication / commencement. 3. If in doubt, ask. 4. Any discrepancies shall be immediately reported to the architect. All work shall be carried out in accordance with the latest edition of Building Regulations / British Standards / Codes of Practice. 5. All electrical and gas works shall be carried out by qualified persons and in accordance with IEE, GasSafe and Part P Regulations as necessary. 6. All roof timbers to be pressure treated with preservative and any cut ends liberally soaked in preservative prior to fixing. 7. ALWAYS CONSULT STRUCTURAL ENGINEERS DRAWINGS FOR CONFIRMATION OF TIMBER, STEEL, CONCRETE AND ALL STRUCTURAL ELEMENTS. 		
Address 64 Derby Road, East Sheen, London SW14 7DP		
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