

Fire Safety Strategy

Address

128 Boileau Road, London, SW13 9BP (single-storey rear extension)

Introduction

The following outlines the basic provision being made for fire safety in connection with the proposed alterations. It is proposed to create single storey rear extension only. The proposal will not have a material impact on how the property, or any adjacent property is accessed and escaped in case of fire.

Reference is made to the information contained in the London Plan Policy D12 (A) Fire Safety guidance criteria 1 to 4 and 6. All works are subject to approval under Building Regulations.

No passenger lifts are proposed at the site.

Information On Space Provisions For Fire Appliances And Assembly Points (Criteria 1)

The property is located directly on Boileau Road. Street frontage offers convenient access for fire brigade vehicles. The street scene is characterised by wide pavements and a wide no through street (cul-de-sac). Assembly point will be across the road on a public pavement for residents evacuated through the front entrance.

Information On Passive And Active Safety Measures (Criteria 2)

Construction measures to resist fire will be 30 minutes fire resistance materials. Cavity barriers will be provided at the edges of cavities, including around the new opening exit/entry points for services to the meet integrity requirements of Approved Documents B Section 5.18. Heat and smoke detection systems that comply with applicable Fire Safety Regulations are incorporated throughout the property.

Information And Data On Construction Products And Materials (Criteria 3)

Internal construction shall be compliant with Building Regulation Approved Document B Part 1 Section 5 including protection of loadbearing elements of structure and party wall between properties. External construction shall be compliant with Building Regulation Approved Document B Part 1 Section B4. No cladding panels or other non-standard materials are proposed.

Information On Means Of Escape And Evacuation Strategy (Criteria 4)

Ground floor means of escape route is via front entrance hall or rear sliding doors. The new construction will not block the side passage, which is another exit from the property from rear.

Information On Evacuation Strategy (Criteria 5)

Not applicable for householder applications.

Information On Access And Equipment For Firefighting (Criteria 6)

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

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.