

FIRE SAFETY STRATEGY STATEMENT

PROPOSAL: REAR EXTENSION AT LOWER GROUND FLOOR

SITE: 107 CASTELNAU, BARNES, LONDON SW13 9EL

Date: 13.08.2024

As the application is for an extension to a dwelling house the information provided below is proportionate to the scale and nature of the development.

Policy D12 Fire safety.

- 1) **Suitably positioned outside space for fire appliances/an evacuation assembly point.**
The final exit leads directly to open external space which allows occupants to assemble safely. The house is close to the street and emergency fire services have easy access to the property.
- 2) **Appropriate fire alarm systems.** Smoke alarms will be provided in the circulation spaces of the dwelling. The property will be fitted with a mains-powered, interlinked smoke detection/alarm in the basement, on the lower and upper ground floor, first and second floors. There will also be a mains powered heat detector in the kitchen area (all to comply with current Building Regulations). Fire detection and alarm systems are to be professionally designed, installed and maintained. A design installation and commissioning certificate are to be provided for fire detection and alarm systems.
- 3) **Passive and active fire safety measures.**
The active measures include the following. The property will be fitted with not only the detectors as previously noted but also a fire blanket in the kitchen area to provide added protection from the spread of fire. All gas, electricity installations and any live appliances e.g. wood burners-will be undertaken by a competent person (members of GAS safe, NICEIC, HETAS). All fire safety will comply with current Building Regulations standards.
- 4) **Appropriate construction details to minimise the risk of fire spread.** All walls and floors will be plasterboarded with gypsum plaster skim. Standard 12.5mm thick plasterboard to give 30-minute fire protection. Where steel beams are used they shall be encased in 2 layers of 12.5mm plasterboard with plaster skim to give 30-minute fire resistance. Fire doors shall be used where needed to comply with Building Regulations.
- 5) **Provision of suitable and convenient means of escape/ an evacuation strategy.** The primary means of escape is via the front door to allow escape in the event of fire. The path of egress is outlined on the fire safety strategy plans.
- 6) **Provision of suitable access and equipment for fire fighting which is appropriate for the size of the proposed development. The Fire Safety Strategy shall include a statement of competence.** The property is located close to the roadway where a standard fire engine can easily get within useable proximity to the building . Please see the attached fire safety strategy plans.