Fire Safety Strategy:

6 Old Shoreham Road, BN42 4HS

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This Fire Safety Strategy has been prepared by Fast Plans in their role as planning agent on behalf of our client to support the planning application for a proposed development at the above address.

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety by complying with a range of criteria set out in Policy D12(A)(1-6).

The purpose of this document is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements od Policy D12(A).

The report has also been prepared with regard to current London Pre-Construction Draft Guidance in relation to Fire Safety, as set out HERE.

The proposed design meets Policy parts as follows:

Policy Part 1: Suitably positioned outside space for (a) Fire Appliances, and (b) evacuation assembly point

- No alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to ensure that unobstructed access can be provided

Policy Part 2: Features reducing risk to life and serious injury

- Fire detection and alarm system to a minimum Grade D2 Category LD3 to be installed

Policy Part 3: Constructed to minimise risk of fire spread

- Any new walls less that 1m from neighbour properties will have 1 hour fire resistant board installed to outer surfaces to prevent spread of fire

Policy Part 4: Suitable and convenient means of escape and evacuation strategy and **Policy Part 5:** Robust strategy for evacuation

- Given the minor nature of the proposed works to this existing residential dwelling it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient and safe access and egress from the property in the event of a fire can be easily attained through the primary entrance and exits from the property.

Policy Part 6: Suitable access and equipment for firefighting, appropriate for size and use of the development

- The proposed development is for minor works to a residential dwelling which will retain existing access/egress to the site, and the site has mains water, both of which are sufficient for the size and use of the proposed development.

Conclusion:

This Planning Fire Safety Strategy has been developed on behalf of our client.

The strategy has been developed by professionals with competencies that are commensurate with the size, scope and complexity of this project.

The strategy outlines the site-specific elements of the proposals that ensure the development will attain the highest standards of fire safety and demonstrates compliance with the London Plan Policy D12(A).

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