

FIRE STRATEGY

25 Cranborne Way, Hayes, UB4 0HW



1.0 Location & Land use

The subject site relates to a semidetached house. The building is a two-storey building located on Cranborne Way. The house is located semidetached.

2.0 Occupancy

The applicant's house is inhabited solely by the applicant.

3.0 Construction methods & Materials

Proposed single storey rear extension behind the original house outer rear wall, to comply with current building regulations and code of practice.

4.0 Building Regulations, Passive and Active fire safety measures

4.1 Escape Route

From a building regulations point of view the kitchen will have and heat detector. The escape route from the rear extension will either be through the garden, which has shared access on side, or through the front door as existing. The property one story above ground hence FD30 doors to all the bedrooms (as shown on Fire Strategy Plan).

4.2 Smoke and heat detectors & sounder

In consultation with a Building Control inspector, it is proposed that the kitchen will be equipped with both a heat detector, while a wired smoke detector will be place in the stair lobby.

Please refer to the Fire Strategy Plans for Ground Floor / First Floor / Site Plan

5.0 Conclusion

This development is not deemed as a 'major development' and the fire strategy above constitutes normal practice in conforming with Building Regulations. Furthermore, a Building Control Inspector will be required by law to certify the works are carried out in compliance with Approve Document B of the Building Regulations. There is no lift in the property.