

FIRE STRATEGY

21 WICKHAM ROAD, LOWER EARLEY READING RG6 3TE

1.0 LOCATION AND LAND USE

The subject site comprises a detached two-storey house situated along Wickham Road. The property is positioned mid-street, with the dwelling set independently from adjoining buildings.

2.0 OCCUPANCY

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

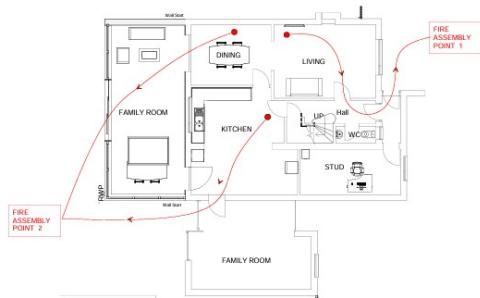
3.0 CONSTRUCTION METHODS & MATERIALS

The proposed rear extension will be constructed using a concrete block cavity wall with an external brick finish to match the existing property. Any steel beams incorporated into the structure will be provided with 60-minute fire protection. The roof will be formed as a flat roof, designed to match the existing building.

4.0 BUILDING REGULATIONS, PASSIVE AND ACTIVE FIRE SAFETY MEASURES

4.1 ESCAPE ROUTE

From a building regulations perspective, the kitchen will remain in its existing location. The proposed rear extension will be used as a family area. Means of escape from the extension will be provided either through the garden, which benefits from rear access, or via the existing front entrance. As the property comprises only two storeys (one storey above ground floor level), FD30 fire doors will be installed where required to ensure compliance with building regulations.



4.3 SMOKE AND HEAT DETACTORS AND 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.

5.0 CONCLUSION

The proposed development is not classified as a 'major development', and the fire strategy outlined above represents standard practice for compliance with Building Regulations. In accordance with statutory requirements, a Building Control Inspector will certify that the works are carried out in compliance with Approved Document B of the Building Regulations. The property does not contain a lift.