

## **18 Manor Road, Sutton, SM2 7AF**

### **Fire Safety Statement**

#### **1) Identify suitably positioned unobstructed outside space:**

- a) For fire appliances to be positioned on, and;
- b) Appropriate for use as an evacuation assembly point

The existing site comprises a two-storey residential dwelling situated on Manor Road, Sutton. The proposed site looks to introduce a single storey side infill extension at ground floor level following the demolition of an existing external structure. The site is benefited from having large rear garden measuring approximately 35.9m to the boundary at the furthest point and a minimum unobstructed access of 1.5m down each side of the building. This would enable fire appliances to access the property from Manor Road with the side access able to be utilised for means of escape to the street pavements which are wide enough for a clear assembly point for evacuated persons.

#### **2) The development is designed in a manner to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.**

The development will be constructed in accordance with guidelines as set out in Government Approved Document B: Fire Safety. Existing fire alarm system to be assessed for suitability with new extension. Fire alarm system designed by others.

#### **3) The development is constructed in an appropriate way to minimise the risk of fire spread**

The dwelling is of cavity construction with brick and block work walls with a brick finish. All the other materials used are to be selected to the relevant fire safety standards as set in Government Approved Document B: Fire Safety.

#### **4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users**

Doors and windows to side and front of building at ground floor level suitable for escape in event of a fire.

#### **5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.**

In the instance of fire, any persons within the property are able to escape from any floor of the property to the rear of the garden or the pavement at Manor Road via the secure stairway and out through any ground floor window or door.

#### **6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.**

The fire brigade is able to gain access to the property via Manor Road and park their appliance 12.9m from the front door.