

## **Fire Safety Statement**

Fire Safety Strategy for Proposed Development at 141 Matlock Crescent, Sutton SM3 9SY

### **Introduction:**

This Fire Safety Statement outlines the fire safety strategy for the proposed development at 141 Matlock Crescent, Sutton SM3 9SY, in accordance with Policy D12 of the London Plan (2021) and in consideration of the submitted planning drawings. The development involves the demolition of existing structures and the construction of a two-storey side and rear extension. The strategy aims to ensure compliance with fire safety regulations and establish measures to safeguard occupants and property in the event of a fire.

### **Property Overview:**

The property in question is a two-storey dwelling house, and its existing access for fire brigade intervention will remain consistent. Evacuation plans primarily involve the use of the main staircase, which provides access to the main entrance and extends to the second floor.

### **Fire Safety Measures:**

#### **Compliance with Fire Regulations:**

The proposed development will adhere to Building Control Fire Regulations. In this regard, a thorough reassessment and repositioning of fire alarms and smoke alarms throughout the property will take place. The implementation and efficacy of these measures will be verified and approved by the appointed Building Control Officer.

#### **Fire Control Zones:**

To contain the potential spread of fire within the property, the hallway will be designated as a fire control zone. Achieving this will involve the installation of FD30 fire doors into all functional rooms, including the new attic bedroom. Additionally, a fire hall will be established at attic level following the construction of a new staircase connecting the bedrooms, living areas, kitchen, and dining spaces. If challenges arise with the installation of fire doors, an alternative fire-engineered solution will be presented to Building Control for assessment and approval to ensure compliance.

**Means of Escape and Warning Systems:**

With the establishment of fire control zones through the installation of FD30 doors or equivalent, and the incorporation of appropriate fire alarms, the property will offer clear means of escape and an effective warning system. These measures are essential to facilitate safe evacuation in the event of a fire.

**Fire Alarm Maintenance:**

Given the size of the property and the development's scale, it is imperative that occupants diligently maintain their fire alarm systems. A suggested minimum monthly testing of the alarm system is recommended to always ensure its operational functionality.

**Firefighting Equipment Access:**

Due consideration has been given to the size of the property, ensuring suitable access for firefighting equipment in the event of an emergency. This will aid in efficient fire brigade intervention and suppression efforts.

**Conclusion:**

The outlined Fire Safety Strategy is designed to address the unique aspects of the proposed development at 141 Matlock Crescent. By complying with fire regulations, establishing fire control zones, ensuring means of escape, maintaining fire alarms, and facilitating firefighting equipment access, the strategy aims to enhance the safety of occupants and property alike.