

PLANNING FIRE SAFETY STRATEGY

Author: Agent – LPR Design

Site: 99 Benfleet Close, Sutton, SM1 3SD

Proposal: Proposed garage conversion to form a habitable room

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

Criteria 1 Information on space provisions for fire appliances and assembly points:

The proposed development does not change the ability of the fire and rescue services to attend the site and position fire appliances. The existing access routes from 99 Benfleet Close (via the front of the property) remain the same. Entry and exit to the property are obtained through the existing main entrance at the front. The proposal allows for secondary means of escape to the rear garden, as is the case with the existing. In the event of a fire, residents can evacuate the property to the main route of escape. The proposed assembly point will be the footpath on the opposite side of Benfleet Close a distance away from the property.

Criteria 2 Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire: Passive measures include the proposal of FD30 rated fire doors to all habitable rooms off the staircase enclosure. The compartmentalized internal layout of the proposal contributes to the prevention of fire spread. Active measures include the proposal of a heat detector to the kitchen, linked via mains to smoke detectors proposed to all hallways. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

Criteria 3 Information on construction products and materials to minimise the risk of fire spread: Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. The proposed construction methods do not impact the fire safety of neighbouring buildings. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape is via the staircase enclosure and the property's front entrance. The staircase enclosure is to be fire protected as in accordance with Approved Document B of the Building Regulation. The secondary means of escape is via the rear ground floor doors. All habitable rooms of the staircase enclosure are to have FD30 Fire Rated doors.

Criteria 5 Information on access and equipment for firefighting:

Fire and rescue services will gain emergency access into the property from the existing front door. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate firefighting water supply will be obtained from existing facilities.