

Development Management,  
Planning Department,  
Civic Offices,  
St Nicholas Way,  
Sutton,  
SM1 1EA

20<sup>th</sup> September 2023

## **Re: 212 High Street, Sutton, SM1 1NU**

### Fire Safety Statement

The proposed development of 212 High Street, Sutton, SW1 1NU has been designed in accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

In response to the advised points in Policy D12 Fire Safety, ensuring the safety of all building users. The proposal is required to achieve high standards of fire safety.

To do this it must ensure:

1. The identification of suitably positioned unobstructed outside space:
  - a. For fire appliances to be positioned on
  - b. For use as an evacuation assembly point

A fire strategy plan has been submitted as part of this application.

2. The design incorporates appropriate features which reduce risk to life and serious injury in the event of a fire, including fire alarms and passive and active fire safety measures.

Smoke and heat detectors along with passive and active fire safety measures will be introduced in accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

3. Constructed in a manner to minimise risk of fire spread

30-minute fire doors, 30-minute fire-resistant plasterboard and 60-minute fire-resistant plasterboard will be used in line with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

A 60-minute fire protected stair/hallway will provide a safe means of escape to all floor levels.

4. Provide suitable and convenient means of escape

This can be seen on the fire strategy plan provided by KJC Architects as part of the above-mentioned planning application.

5. Have an evacuation strategy

An evacuation strategy will be provided in line with and informed by Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments. This can be seen on the fire strategy plan provided by KJC Architects as part of the above-mentioned planning application.

6. Provide suitable access and equipment for firefighting appropriate for the development's size and use.

This will be provided in line with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

- The KJC Fire Strategy plan identifies the means of escape. All internal doors to habitable rooms will be 30-minute fire rated, heat detectors located within kitchens and smoke detectors in hallways and landings.
- The main means of escape and evacuation will be via the main stair, out the rear of the building. The outside evacuation point is along Elm Grove.
- Access for firefighters and equipment will remain as existing on Elm Grove and will not be impacted by the proposed works.
- A fire extinguisher and fire blanket will be stored in each kitchen space. The location will be confirmed when the kitchen layout is confirmed.

If you need any additional information, please feel free to contact us in relation to the above-mentioned planning application.

**Director  
Architect (RIBA &ARB)**