

## **Planning Fire Safety Strategy for 131 Thetford Road New Malden.**

To be read in conjunction with drawings

This report has been provided in response to policy D12 of the London plan 2021 for the provision of a planning fire safety strategy..

### Item A

#### 1. Suitably positioned unobstructed outdoor space –

- a. The property has a large front garden with side access to the rear. The fire brigade and associated vehicles can access the property in case of an emergency.
- b. Evacuation and assembly would occur through the front entrance door and protected hall within the property, leading to the front garden and pavement of Thetford Road if necessary.

#### 2. Refurbishment will allow for an LD2 specification wired smoke, fire and carbon monoxide alarms being fitted in accordance with building regulations.

3. The proposed addition of a rear and side extension at ground floor level would include a new kitchen and dining space and utility. The first and second floor will provide additional bedrooms and bathrooms. All internal doors to habitable rooms leading from the main means of escape will be a min FD30. Fire doors to new habitable rooms within the property to be fitted with 3 x four inch 30 minute fire rated and marked with a CE stamp and BS EN mark.

An enclosed fire lobby will be created at the ground floor level housing the existing staircase. All new structures and glazing to the enclosed fire lobby to be a minimum of 30 mins integrity and insulation.

4. All extensions will be constructed using traditional masonry cavity wall construction with the existing flank walls of the property being retained. Render is proposed to the first floor extensions. All walls floors, ceilings will be constructed using suitable materials and details to ensure 30 min fire separation.

5. All internal walls will be constructed to building regulation requirements and allow for wall and ceiling linings to be moisture/ fire resisitant plasterboard as necessary.

6. The kitchen/family dining room also has two means of alternative escape either through the side extension utility to the front of the property or to the rear garden and side access to the front of the property.

### Item B

As this is a domestic property not classed as a major development the criteria for the fire statement does not apply in this instance however as an outline to the fire assessment risks of this property with the addition of the ground, first and second floor extension and the associated circulation route re-configuration the following apply.

### Fire Statement

A – The existing structure is of solid masonry construction to the external walls with the same for the proposed. The new and refurbished areas will be Gypsum plasterboard to walls and ceilings all in line with the materials required for building control compliance and to allow for safe exit in the event of a fire within the building.

B – Smoke and fire sensors and alarms will be installed throughout the property with FD30 fire doors to all habitable rooms to ensure that the escape route is maintained.