
83 St. James's Road, Sutton, Surrey Planning Fire Safety Strategy D12(A)

I. PLANNING APPLICATION DETAIL

- 1.1. Submission date: October 2023
- 1.2. Location: Rear of 83 St James's Road, Sutton, Surrey
- 1.3. Proposed works: Conversion and extension of existing garage to create a new single storey dwelling.
- 1.4. 83 St. James's Road occupies a corner plot at the junction of St James's Road and St. James's Avenue, Sutton. The property currently has a double garage in the further most position of the rear garden with existing vehicular cross over access from St James's Avenue.
- 1.5. Both highways are residential roads with permitted parking to both sides of each roadway. St James's Road is on average 11+m wide from the junction at Cheam Road to Sydney Road. St James's Avenue is on average 9+m wide from the junction of St James's Road.

2. SUBMISSION CREDIBILITY

- 2.1. This has been prepared and submitted by [REDACTED] of Consult3063 on behalf of Nutfield Road Architectural Services. A retired Fire Officer with over 26 years of service within local authority fire and rescue with a responsibility scope of Operational leadership and command, Fire safety prohibition enforcement, Operational Assurance Organisational Learning, National Operational Guidance implementation.
- 2.2. Relevant qualifications and accreditation:
 - 2.2.1. Attained Level 4 Certificate in Fire Safety (Fire Auditors) completed modules towards Level 4 Diploma in Fire Safety (Fire Inspector) awaiting accreditation.
 - 2.2.2. NEBOSH National General certificate in Occupational Health and Safety.
 - 2.2.3. BSI ISO9001 Quality Management Systems Internal Auditor.
 - 2.2.4. Previously Graduate member of the Institute of Fire Engineers.

3. LONDON PLAN POLICY D12 (A1-A6)

- 3.1. Identify suitable positioned unobstructed outside space for: a) fire appliances to be positioned on, b) appropriate for use as an evacuation assembly point.
- 3.1.1. a) St James's Road and St James's Avenue are both residential roads that are managed by the local authority, London borough of Sutton, both provide suitable and sufficient access for Fire appliances and other emergency vehicles.
- 3.1.2. b) During the construction phase the Principle contractor will identify, denote and communicate a suitable and sufficient assembly point for all relevant persons, dependent on the number of persons engaged and configuration of site logistics this could be an area on the property controlled by the Client (83 St James's Road) or a public area adjacent.
- 3.1.3. b) Following completion, the premises will be occupied as a single storey single private dwelling of low occupancy, whereby an evacuation assembly point would not be identified but suggested that occupants should move to a safe position away from the property in the event of a fire or other emergency.
- 3.2. Designed 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.
- 3.2.1. Passive measures, compartmentation will be achieved by:
- 3.2.1.1. Internal walls constructed of 100mm insulated timber stud lined both sides with 12.5mm plasterboard creating 30 minutes fire resistance (FR) with exception to those of the bathroom which will be cement board to provide water resistance, 45 minutes FR
- 3.2.1.2. Compartments will have double boarded plasterboard ceilings (30minute FR), mesh wire quilt insulation provided in the roof void.
- 3.2.1.3. Door sets will be fire rated to minimum FD20 tested to BS 476-22.

3.2.2. Active measures will include a category 1 domestic sprinkler system designed and fitted to all habitable areas in accordance with BS 9251:2021. Fire detection will be compliant with BS5839-6:2019 and comprise of a LD2 system providing Grade D1 detectors to escape routes and high-risk areas, smoke detectors in the hallway, bedroom and living room and a heat detector within the kitchen.

3.3. Constructed in an appropriate way to minimize the risk of fire spread

3.3.1. The structure is to be constructed of cavity blockwork with rendered finish on the ground floor. Trussed timber frame roof covered with concrete roof tiles, as existing. The structure providing 30 minutes of fire resistance in terms of loadbearing capacity, integrity and insulation (cavity barriers 15 minutes insulation) in accordance with BS EN 13501-2 to the Structural frame, external walls loadbearing walls, compartment walls and floors. In accordance with The Building Regulations 2010 Approved Document B.

3.3.2. Proximity to adjacent relevant boundary, the existing building is positioned at 300mm to a boundary which includes a neighbouring domestic garage. The proposed external wall is rendered finish, the timber cladding treated in fire retardant providing fire resistance of surface spread class B-s3, d2 or better.

3.4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

3.4.1. All habitable rooms, including the kitchen, have either openings that lead onto a hall leading to a final exit or a final exit. The bedroom provided with a final exit to the patio.

3.4.2. Given the size and the use of the premises a full evacuation is appropriate, the construction providing 30 minutes fire compartmentation, short travel distances, fire detection and domestic sprinkler system provides a highly effective means of escape.

3.5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

3.5.1. Not required for the proposal of the small two storey single private dwelling.

3.6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

3.6.1. External access enabling fire appliance to be used near the premises is provided by public highway to within 4m of the access point, from the access point all points inside the dwelling are within 15m, exceeding the requirements of Approved Document B.

3.6.2. Supplementary water supply for attending fire appliances is available by Water Authority maintained fire hydrant, which is readily available at <50m fitted to a 100mm water main, flow rate not available.

3.6.3. During the construction phase, the fire and emergency procedures will be produced in accordance with The Construction (Design and Management) Regulations 2015, managing the risks, health and safety appropriately with controlled storage of materials, management of ignition sources, additional appropriate portable firefighting equipment, emergency lighting, and signage.

REFERENCES

The Building Regulations 2010

Fire Safety Approved Document B volume 1: Dwelling 2019 (amended 2020)

Construction (Design and Management) Regulations 2015

Managing health and safety in construction L153

BS 9251:20121 – Fire sprinkler systems for domestic and residential occupancies code of practice

BS 8214 Code of practice for fire door assemblies

BS 476-22:1987 Fire tests on building materials and structures

BS 5839-6 Fire detection and fire alarm systems for buildings

BS EN 13501-2 Fire classification of construction products and building elements.

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