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SM1 4FS

Ref: 2310-18-A-PFSS

14<sup>th</sup> November 2023

Planning Department  
The Royal Borough of Kingston Upon Thames Council  
Guildhall 2,  
High Street,  
Kingston Upon Thames  
Surrey  
KT1 1EU

Dear Sir or Madam,

Planning Fire Safety Strategy for householder planning & listed building consent application

For

**3 South Terrace, Surbiton, Surrey KT6 6HT**

London Plan Policy D12(A)

The following PFSS relates to refurbishment works to a single occupancy dwelling house.

**Criteria 1: Space provisions for fire appliances and assembly points.**

The road directly outside the property (South Terrace) is looped and only used for access to the other properties, thus it is not deemed a busy road. The road is wide enough to site a fire engine directly outside in order to perform any fire and rescue works. Access to South Terrace is off Ewell Road both during the refurbishment works and in the permanent condition.

The fire assembly point both during the construction works and in the permanent condition is outside No.1 South Terrace; towards Ewell Road, far enough away from falling distance of the property.

**Criteria 2: Passive and Active safety measures.**

As per drawing 2310-18-A-10; existing and new required fire detection systems are shown and must be adhered to as per BS 5839-6-2004 and be Grade D category LD3 as standard, with sounder



connected to mains, all interconnected with battery backup. These include a smoke detector at every hallway at every floor level to protect the means of escape.

All doors which access the staircase are to be a minimum FD20 fire rating to protect the means of escape from the 2<sup>nd</sup> floor and provide compartmentalisation. New steelwork is to be clad in 2 layers of 12.5mm plasterboard or 20mm thick Vermiculux (or similar approved) to achieve minimum 1hour fire protection.

The floor between No.3 and No.3A South Terrace must have a minimum of 30mins fire protection from below (not part of these current proposed works or application).

### **Criteria 3: Construction products, materials & methods.**

As is customary, the existing roof, floors and much of the walls are existing hardwood. The methods of construction will require only allowing electricians registered with the National Inspection Council for Electrical Installation Contracting (NICEIC) or the Electrical Contractors Association (ECA) to carry out work on the property. A completion certificate confirming compliance with BS 7671:2008-Requirements for Electrical Installations IEE wiring regulations 17<sup>th</sup> Edition shall be issued for Building Regulations Approval on completion of the works.

The contractor will ensure the structure is water tight to ensure no potential fire risk of the compromising of the electrical works. The existing leaking roof will be repaired. Ensuring the use of code 4 lead flashing around junctions.

All to the satisfaction of building control for approval. Materials will be inspected prior to the construction phase to ensure adequacy of fire protection.

### **Criteria 4: Means of escape and evacuation strategy.**

Please refer to drawing 2310-18-A-10 for the fire evacuation strategy for the existing property. The strategy for the evacuation will be using the staircase from second floor down to ground floor level then out of the front door to the fire assembly point outside No.1 on the side of Ewell Road. The travel distance from the rear of the second-storey rear bedroom to the exiting front door is 30.8m. The travel distance from the front door to the fire assembly point is 25m.

Fire evacuation could also occur directly outside of the rear extension to the garden if the ground floor entrance was obstructed. The garden is approx. 26m long, with other surrounding gardens adjacent.

All of the above can be utilised in both the temporary construction phase and the permanent condition of use phase.

Please see below for the continuation of fire excavation from drawing 2310-18-A-10.



**Criteria 6: Access and equipment for firefighting.**

Access to fire and rescue services will be via South Terrace from Ewell Road as discussed earlier in the PFSS. Fire services can access the firefighting water support hydrant on South Terrace as noted on the below markup.

All of the above can be utilised in both the temporary construction phase and the permanent condition of use phase.





Yours sincerely,



Partner

Morgan Architectural Services (Part of Morgan Engineering Consultants Ltd)