

PLANNING FIRE SAFETY STRATEGY

In support of Planning Application: Sutton Council, 53 Palmer Avenue, Sutton, SM3 8EF

Author: Justification by the Applicant's Agent Mr Geo Wilkins

Site: 53 Palmer Avenue, Sutton, SM3 8EF

Proposal: Partial separate rear garage demolition and the erection of a ground floor rear infill and side extension.

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 Palmer Avenue (via the front of the property & rear 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 proposed assembly point over the road on Palmer Avenue. The proposed assembly point is on Palmer Avenue, a good distance away from the property, well clear of the fire and road. Means of escape from the first floor is unchanged by the proposal down existing stairs.

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 the kitchen. Fire-resistant plasterboard is proposed where applicable to prevent the spread of fire. The compartmentalised 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 the hallway. 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 neighboring 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 front door and the secondary means of escape is via the rooms' windows. Means of escape from the first is unchanged by the proposal. This would be via the primary staircase to the front door and via the rooms' windows to the outside, as a secondary route.

Criteria 6 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. A secondary access route into the property is from Palmer Avenue, through shared side alley to the rear garden. Access to an adequate firefighting water supply will be obtained from existing facilities.