

Fire Safety Strategy Statement

26 Kingsmead Avenue Worcester Park KT4 8XB
APPLICATION REF: PP-12702393

1.1 This Statement has been produced to satisfy LB Sutton Council for Local Plan Framework Policy D12 Fire Safety.

1.2 The proposed works to the property are classed as a minor development and will not change or increase the risk of fire within the building.

1.3 Our response to each point of the London Plan Policy D12 (A) is as follows:

Criteria 1: Space provisions for fire appliances and assembly points

Fire appliances (fire extinguisher, fire blanket, etc.) will be located in the kitchen at the ground floor level of the house.

Assembly points will be located outside of the property via the egress routes. It is recommended that the assembly point at the front of the property be located outside of the control of the property to allow a safe distance from the property in the event of a fire. Enough required unobstructed space is available outside the front of the building on Kingsmead Avenue.

The assembly point to the rear of the property will be located at the back of the rear garden through the rear external doors.

Criteria 2: Passive and active safety measures

The property will be fit with smoke, heat and carbon monoxide detectors. The locations will be checked by an approved building control inspector to comply with the current building regulations.

All positions will be agreed with building control prior to installation and occupation of the building. Each alarm will have a battery back-up in case of power failure.

The property will be fit with appropriately rated fire doors in all corridors and rooms as recommended by an approved building control inspector to comply with the current building regulations.

All ceilings and walls will be closed with fire rated plasterboard rated to one hour minimum as per building regulations.

Criteria 3: Information and data on construction products and materials

The development will be built in accordance with all current building regulations with fire lined boarding and precautions put in place all to be constructed in an appropriate way to minimise the risk of fire spread.

All works will be inspected and certified by an approved building control inspector. All materials used will be fit for purpose and be certified for the latest legislations.

The construction methods will ensure to mitigate the fire risk for the neighbors and the people on site fully.

Criteria 4: Information on means of escape and evacuation strategy

The mean of escape and evacuation strategy will remain as the existing. The main means of escape from the ground floor and upper levels of the property will be via the staircase and out of the main entrance to the assembly point which is Kingsmead Avenue.

Criteria 5: Robust strategy for evacuation

The evacuation routes and an evacuation assembly points, located at the front of the property on the public pavement on Kingsmead Avenue and other evacuation assembly point is located at the back of the building into the rear garden.

Criteria 6: Information on access and equipment for firefighting

The main access for firefighting is via the front garden and front door of the property which are to remain as per the original design of the property. The proposed works do not alter the access to the property from the street. It will be possible for fire appliances to be used near and within the building.

The main internal circulation routes through the property will allow fire services unincumbered access to the entirety of the property for the completion of their tasks.