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08.01.2024

Planning Department
Sutton Council
Sutton Central Library
St Nicholas Way,
Sutton
SM1 1EA

Dear Sir or Madam,

2311-39-A-PFSS – Planning Fire Safety Strategy (PFSS) for Householder Planning Permission

For

Newquay, Sunningdale Road, Sutton SM1 2JU

The following PFSS relates to the new single-storey extension works to a single-occupancy dwelling house. All construction measures are to be in accordance with Policy D12 (Fire Safety) of the London Plan 2021.

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

The road directly outside the property (Sunningdale Road) is a well-accessed road. The road is wide enough to site a fire engine directly outside in order to perform any fire and rescue works. Access to Sunningdale road both during the extension construction works and in the permanent condition is via Gander Green Road to the north and via Elmbrook Road to the south.

The fire assembly point both during the construction works and in the permanent condition is directly west on the opposite side of Sunningdale road which is beyond falling distance of the property.

Criteria 2: Appropriate Fire Alarm system.

As per drawing 2311-39-A-06-P1; existing 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 maintaining the existing detector in the ground floor hallway area to protect the means of escape and maintaining the existing smoke detector at 1st floor level.



Criteria 3: Passive and Active safety measures.

Passive protection will be covered by having all doors which access the staircase are to be a minimum FD30 fire rating to protect the means of escape from the 1st floor and provide compartmentalisation. These are noted on drawing 2311-39-A-06-P1. This also includes the new door to the kitchen area as noted on drawing 2311-39-A-04-P1. New steelwork is to be clad in 2 layers of 12.5mm plasterboard or 20mm thick Vermiculux (or similar approved) to achieve minimum 1 hour fire protection.

Active protection will be covered by the linked and battery backup fire alarm system as noted in Criteria 2.

Criteria 4: Construction products, materials & methods.

As is customary for small-scale residential extensions; the roof to the single-storey extension will be formed from sawn timber. The methods of construction will require allowing only 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 17th 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 compromising of the electrical works. Ensuring the use of code 4 lead flashing around junctions.

The new single-storey extension will be constructed with separate cavities and walls separating the space from the neighbouring property. This combined with the internal layer of 12.5mm plasterboard; exceeds the 1 hour minimum fire protection required.

All of the above will be to the satisfaction of the building control officer/team. Materials will be inspected by building control prior to the construction phase to ensure adequacy of fire protection.

Criteria 5: Means of escape and evacuation strategy.

Please refer to drawing 2311-39-A-06-P1 for the fire evacuation strategy for the property. The strategy for the existing first floor will consist of using the staircase from first floor down to ground then out of the front door to the fire assembly point. The longest travel distance from the rear of the first-floor room to the exiting front door is 10m. The travel distance from the front door to the fire assembly point is 15m.

The strategy for the single-storey extension will consist of exiting out of the front door to the fire assembly point. The travel distance from the rear of the single-storey extension to the existing main front door is 12m. Fire evacuation could also occur directly outside of the rear extension to the rear of the garden if the ground floor entrance was obstructed. The garden is approx. 16.5m long, with other surrounding gardens adjacent for escape.

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



Criteria 6: Access and equipment for firefighting.

Access to fire and rescue services will be directly outside the property on Sunningdale Road as discussed earlier in the PFSS. Fire services can access the firefighting water support hydrant on Sunningdale Road to the north outside the collection of houses which contains No.32A Sunningdale Road approximately 50m away.

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

Yours sincerely,



Alex Shier BSc (Hons) GMICE
Partner
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