



Fire strategy in relation to add a second floor including a master suite to

39 Summerville Gdns, Cheam, SM1 2BU.

1. Introduction.

This fire strategy has been compiled in line with the London Plan 2021 - Fire Safety Policy D12. It is intended to accompany the current planning application Ref:23/2793/HOT for "Roof extensions to front/side and rear. Additional rooflight to front elevation". This strategy has been compiled by Lee Curtis (MFPWS) as Managing Director and Head Architectural Technologist for Architectural Designs Services (UK) LTD. With 20 years' experience in residential and commercial design Mr Curtis has extensive knowledge of fire and building regulations relating to fire mitigation.

2. Property description.

39 Summerville Gdns, Cheam, SM1 2BU is a 2 storey dwellinghouse. It is a semi detached 1930's era property with existing cavity brick construction, timber structural floors, plastered walls and a hipped tiled roof. The proposal is to provide additional second floor accommodation by forming a hip to gable extension and utilizing the current loft void. With the addition of a dormer to the rear elevation of the main roof. The building use is currently as a single family dwelling and will remain so upon completion of the works.

3. Criteria 1 - Information on space provisions for fire appliances and assembly points.

Fire Brigade Access is via the front entrance on 39 Summerville Gdns, Cheam, SM1 2BU. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1. Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1 For dwellinghouses, "access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse."

4. Criteria 2 - Information on passive and active safety measures.

Heat and smoke detection will be provided in accordance with BS5839 Part 6. Detectors will be placed within the protected escape route on all floors and be interlinked and independently certified. Heat detectors are to be placed within the kitchen area and interlinked with all other detectors. All new walls separating the habitable rooms from the protected escape will be of 30 minute fire rated construction to maintain the integrity of the protected escape from upper floors. In accordance with BS476 Part 22 all doors to habitable rooms leading to the protected escape will be (where not already found to be) replaced with FD30s doors to maintain a 30-minute protected escape route from the upper floor levels. All above provisions are in accordance with Approved Document B1.

5. Criteria 3 - Information and data on construction products and materials.

The raised gable wall and any dormer cheeks within 1m of the adjoining dwelling/s will be constructed in timber frame with plasterboard internally and include 9mm supalux calcium silicate board bonded to 9mm OSB board to satisfy requirements of fire spread as per

paragraph 11.8 and Diagram 11.5 of the Approved Document Part B Volume 1. All new insulation will be PIR board which is non-combustible. The design is in accordance with Approved Document B Volume 1 and will provide 60 minutes fire protection through external walls. Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class) (National Classification). Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

6. **Criteria 4 - Information on means of escape and evacuation strategy.**

Means of escape from the second floor is via the protected stairway which leads directly to the entrance hall with the final exit / entrance door.

7. **Criteria 6 - Information on access and equipment for firefighting.**

Access to the property will be via the front door. Due to the low height, there is no requirement to provide firefighting equipment or shafts etc.

END