



57 Villiers Avenue
Surbiton
KT5 8BE

10 December 2023

Dear Kingston Planning

Fire Safety Report

Roof extension to 104C Ditton Road Surbiton KT6 6RH

In order to comply with Policy D12 of The London Plan 2021 several fire safety features have been incorporated within the proposed development to achieve the highest standard of fire safety.

The existing property includes proposals to extend into the roof space to create a second floor to the property. As such all existing doors opening onto the protected stair and hallway at each floor level will be installed with FD30 fire rating. The replacement door leading to the ground floor kitchen and open plan ground floor extension will be FD30 fire rated. Installation of FD30 doors will maintain the fire protection to the existing stair and hallway, ensuring half hour resistance as a Means of Escape in case of fire from all habitable rooms to an external place of safety.

The existing hallway at all levels will be provided with smoke detectors interlinked and mains powered with battery back up to BS5446-1:2000.

The proposed kitchen will be provided with a heat detector interlinked and mains powered with battery back up to BS5446-2:2003.

Escape routes include final exit from the protected hallway via the front door. In addition to this, the proposed ground floor rear extension will include openable doors leading directly to the rear garden. Occupiers can escape to the rear boundary of the garden or via neighbours properties.

As part of Policy D12 of The London Plan 2021 it states that the development must have a suitably positioned outside space that can be appropriately used as an evacuation assembly point. There will be an evacuation assembly point to the front of the property, and also to the large garden at the rear.

Fire engine appliances can park safely on the area at the front of the property, providing access to the front door and protected stair and hallway to reach all floors internally with a hose. The top floor of the property is approximately 5.5m above external ground level and the overall building height to the top of ridge is approximately 8.6m.

Yours sincerely