

Planning Fire Safety Strategy

Site address. 97 Tolworth Rise North, Surbiton, KT5 9EP

This fire safety strategy relates to an application for the development Demolition of garage and erection of two-storey side, part single/part two-storey rear extensions, single-storey front extension, and hip to gable and rear dormer roof extensions with installation of 2nos. front rooflights to facilitate loft conversion

The statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

Location

The proposal site comprises a two storey semi-detached dwelling house. The site is located in a predominantly residential area.

Fire safety.

Criteria 1.

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 Tolworth Rise (via the front 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 Tolworth Rise. The proposed assembly point is Tolworth Rise, 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. All doors in the main hall ways on the ground floor, first floor and second floor to have half an hour fire protection and lobbies to be fire protected.

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. Access to an adequate firefighting water supply will be obtained from existing facilities.