

27 January 2024

## Planning Stage Fire Strategy Statement

### To Support a Householder Planning Application Proposed Single Storey, Part Two Storey Rear Extension – 51 Beeches Road, Sutton SM3 9NA

- 1.0 This document is to support a Householder Planning application for a single storey rear extension, in accordance with The London Plan 2021 – Policy D12 Fire Safety.
- 2.0 The application is for a single storey rear extension to a semi-detached private dwellinghouse. It is a Minor development.
- 3.0 The existing building is a two-storey terraced private dwellinghouse, the proposals would involve creating additional ground floor space, increasing the floor area by 13m<sup>2</sup> and additional first floor space, increasing the floor area by 6m<sup>2</sup> – the input from a Registered Fire Engineer is not required for this property.
- 4.0 It is not necessary to accommodate a Fire Appliance within the site, an Appliance can position on Beeches Road to the front of the property, it is approximately 8 metres from the road to the front of the property, there is rear access available via a passageway to the side of the property.
- 5.0 An Evacuation Assembly point is not required for a private dwellinghouse.
- 6.0 The property utilises existing Smoke and Heat detectors / alarms and new detectors / alarms would be installed to relevant areas and half-hour fire resisting doors (FD30) would be installed as required, all in accordance with the Building Regulations Part B2.
- 7.0 The proposals would provide additional floor space of 13m<sup>2</sup> at ground floor level, improving the kitchen, dining and living areas, the space created would have direct access to the front door and would have bi-fold glazed doors to the rear, allowing egress to the rear garden which is circa 20 metres long. Access to the rear garden is also afforded via a gate accessed from the side passageway. The additional first floor space of 6m<sup>2</sup> would be a family bathroom with direct corridor access to the staircase.
- 8.0 No Emergency Access or Fire Safety equipment is required for a private dwellinghouse. Firefighters would tackle any fire from the road at the front of the house – or from the rear – and once safe to do so would access the house to rescue any occupants who had been unable to escape.