



# FIRE PLANNING STRATEGY STATEMENT

**Property address:** 67 CARSHALTON GROVE,  
SUTTON, SM1 4LZ

**Date:** 09.02.2024

**Description of work:** Ground floor rear/side extension.

## INTRODUCTION

We present this statement in accordance with the adopted London Plan of March 2021, specifically to comply with Policy D12 – Fire Safety.

As this application pertains to a minor residential extension, involving a ground floor rear/side extension on an existing property, we have ensured that the information provided is concise yet pertinent, based on our understanding of this newly imposed requirement.

Below, we have organized our responses in alignment with the numbered sections (1-6) outlined in Policy D12 – Section A of the updated London Plan (2021).

## POLICY D12 (A) REQUIREMENTS:

In order to prioritize fire safety and guarantee the well-being of all occupants, it is imperative that all development proposals adhere to the utmost standards of fire safety. They must effectively meet the following requirements:

### **1.0 Identify suitably positioned unobstructed outside space:**

**a) For fire appliances to be positioned on**

**b) Appropriate for use as an evacuation assembly point**

1.1 This is an existing semidetached property that is located on a public road. Therefore, fire trucks/appliances can be positioned on Carshalton Grove and/or the public footpath. This would be no different to all the other existing residential streets throughout London and the local area.

1.2 Evacuation and Fire Assembly Point: In the event of a fire, dwellers will exit the property via the main stair and front door to a safe location outside of the building on Carshalton Grove.

1.3 If required, the rear garden could also provide additional external refuge in the event of a fire as it could potentially be used as an escape route via neighbours gardens.



**2.0 *Designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures***

2.1 The property will be served by interconnected smoke alarms on each floor.

2.2 A heat detector is installed within the Kitchen and connected to the main smoke alarms.

2.3 Additional smoke/heat detection is to be confirmed by Building Control in accordance with the regulations set out in Approved Document Part B.

**3.0 *Are constructed in an appropriate way to minimise the risk of fire spread***

3.1 Fire Rated Doors (minimum FD30 rated) will be installed to all habitable rooms off the main stairwell.

All doors will also be fitted with fire rated hinges with maximum 3mm gaps between fire door & frame.

3.2 All doors, frames and seals are to be specified and installed in accordance with British Standards.

3.3 All existing and new wiring to be installed, tested and commissioned by a competent and sufficiently qualified person in accordance with British Standards and Approved Document P.

3.4 All materials and workmanship to comply and uphold British Standards (BS8000 series) and in good practice (such as ISO9000 certification).

**4.0 *Provide suitable and convenient means of escape, and associated evacuation strategy for all building users***

4.1 The property is located over two floors of a semidetached three-storey building (including loft conversion), and is served by a single, escape stair leading directly to the side entrance that have access to the front garden and rear garden.

4.2 Residents should ensure that internal hallways and landing spaces are left clear of obstructions to maintain a safe and established fire escape route.

4.3 Means of Escape via Windows – There are escape windows in the loft and first floor.

4.4 Given that this is a private residential property, it is up to the homeowners / dwellers of the property to implement the fire escape route and familiarise themselves with such plan if a fire was to occur.

4.5 Access to fire personnel and the fire brigade will be via the front of the property from Carshalton Grove or neighbouring properties.



4.6 The nearest Fire Station to Carshalton Grove is Sutton Fire Station on Dunstan's Hill.

4.7 Should the emergency services be required, the access to Carshalton Grove have easy access to the property under normal circumstances.

**5.0 Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in**

5.1 This is a modest sized single, private residential property and therefore the recommended evacuation strategy is fairly limited and obvious, and ultimately up to the homeowner to implement.

5.2 We would recommend that the assumed fire strategy for the property will be:

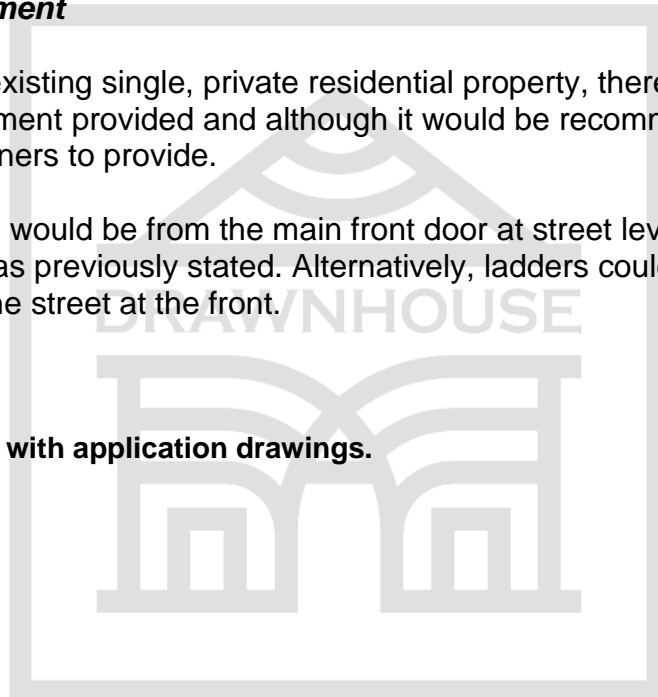
GET OUT  
STAY OUT  
CALL 999

**6.0 Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development**

6.1 Given that this is an existing single, private residential property, there would not be any specific firefighting equipment provided and although it would be recommended, it would be at the discretion of the homeowners to provide.

6.2 Access for firefighting would be from the main front door at street level and via the main staircase in the property as previously stated. Alternatively, ladders could easily access windows at first floor level facing the street at the front.

**To be read in conjunction with application drawings.**



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