

93 Epsom Road

Fire Strategy Statement

by Gouldstone and Co. Architects

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Gouldstone and Co.

3 Wesleyan Place
London
NW5 1LG

e : david@gouldstoneandco.co.uk
w : www.gouldstoneandco.co.uk



0.0 Introduction :

This fire safety statement is provided in relation to a planning application for the construction of two new houses at 93 Epsom Road, Sutton.

The aim is to demonstrate compliance with the fire safety requirements of the London Plan (March 2021), Policy D12, section A. Please note section B does not apply, as this proposal is not a major development.

The London Plan (March 2021) Policy D12 requires that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and Section A identifies the following 6 points, which a development proposal must ensure that they do to achieve this:

1. Identify suitably positioned unobstructed outside space:
 - (a) for fire appliances to be positioned on
 - (b) appropriate for use as an evacuation assembly point
2. Are 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
3. Are constructed in an appropriate way to minimise the risk of fire spread
4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The following information shows how this requirement can be met.

Please note that this information is produced for the use in the planning application and should not be relied upon for tender or construction purposes.

1.0 Site Layout and Access :

Point 1 & 6: Site Layout & Access for Firefighting :

The site is located on the corner of Epsom Road and Elm Park West with a long street frontage. It is therefore ideally located for direct fire service access. The fire appliance can park on either Epsom Road or Elm Park West to gain access to any part of the development.

Both houses have their front doors on the street frontage therefore they can be accessed directly from the street. There are no communal areas. This means no direct access to the rear is required.

Therefore, this scheme complies with the requirements for fire brigade access.

Distancing :

In accordance with the guidance in Part B all points of all dwellings are within 45m from the potential parking position of the fire appliance.

This distance is from the potential stopping position of the fire appliance to the furthest part of the first floor of each house.



Site Plan showing fire tender position along either Epsom Road and Elm Park West

2.0 Fire Safety Measures :

The proposed scheme contains 2 houses, both 3 storeys tall.

Each house will be fitted with interlinked, mains operated with battery backup smoke and heat alarms, as required by the Building Regulations, as well as carbon dioxide alarms where necessary.

The occupants will be provided with a copy of the London Fire Brigade's "Fire safety in the home" document, which provides clear information on common causes of fires and how to reduce and eliminate them, the dangers of carbon monoxide and how to avoid and detect them, proper use and maintenance of alarms, and making an escape plan. It also informs occupiers that the Fire Brigade offer a free home fire safety visit.

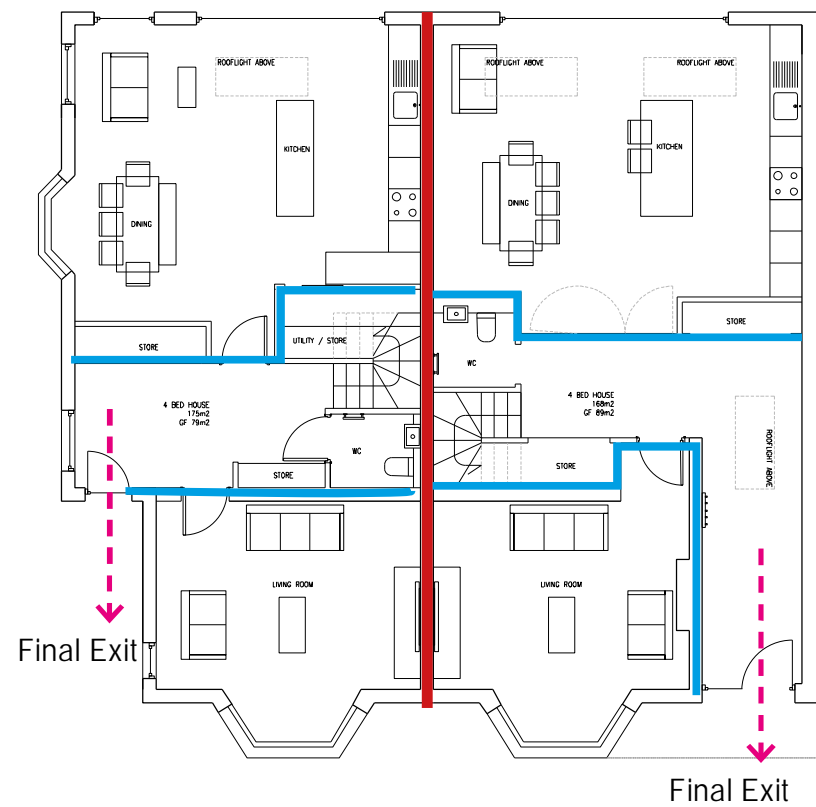


3.1 Minimise Fire Spread :

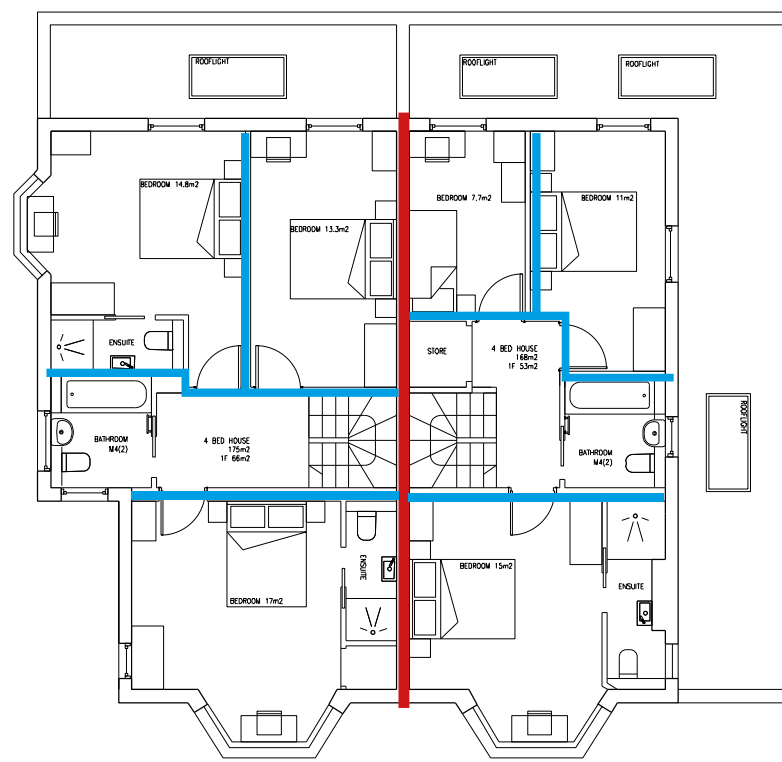
To minimise the risk of fire spread within the dwellings the internal hallway walls and doors forming the escape route will have a minimum fire rating of 30 minutes fire-resistant construction in accordance with the Building Regulations.

The party walls between houses will provide at least the minimum of 60 minutes fire-resisting construction required by the Building Regulations. External walls construction is to be of a brick cavity wall build up which is inherently fire resistant. The glazed areas comply with the Building Regulations.

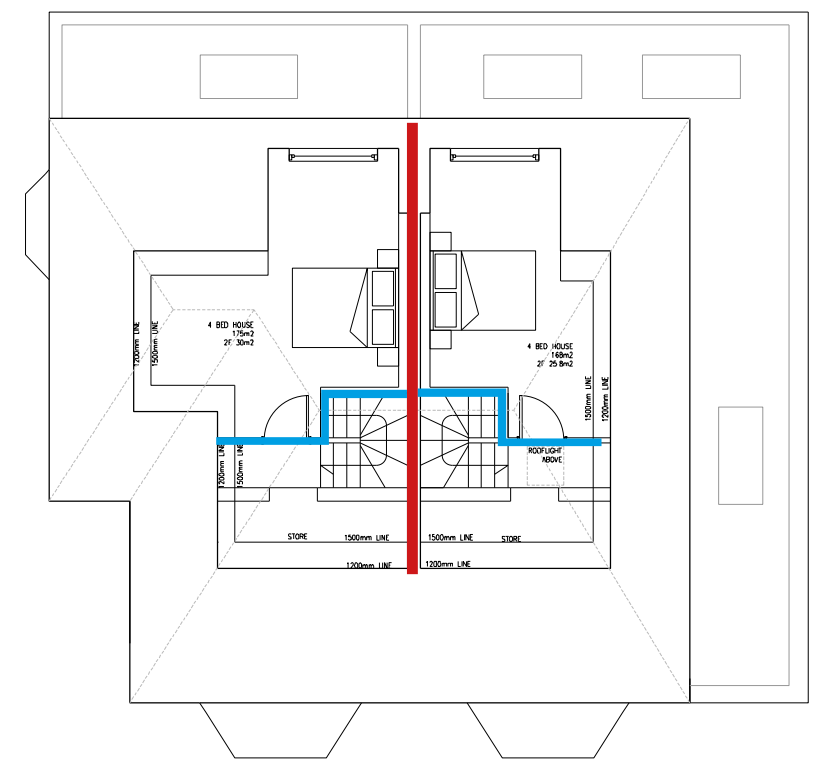
- 30 minute fire rated partition
- 60 minute fire rated party wall



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR


4.0 Means of Escape :

We have designed the houses to use a traditional and simple means of escape strategy. We have therefore designed each house to have a protected corridor leading to a final exit. The final exit on all houses is the front door leading directly to the street.

The houses are three storeys tall and have a protected stair leading to a final exit. The protected stair is enclosed in a fire rated construction of up to 30 minutes fire rating.

The stair is ideally located so that the base of the stair at ground floor level is very close to the final exit.



 Position of each house final exit from the protected lobby

5.0 Evacuation Strategy :

Individual dwelling houses provide a high degree of “compartmentation” in the event of a fire and therefore the evacuation strategy is to evacuate the affected house and for other houses’ resident to shelter in place.

The means of escape from each house is provided as noted in the above Point 4. Occupants will be provided with a copy of the London Fire Brigade’s “Fire safety in the home” document, which explains how to make an escape plan, suitable for the household, and recommends regular practices. It also explains what to do if there is a fire in your home and what to do if your escape route is blocked.

Conclusion :

The scheme demonstrates compliance with the relevant guidance as set out in Approved Document B Volume 1, 2019 Edition of the Building Regulations and provision will be made for occupants to familiarise themselves with the procedures in the event of a fire as provided in the “Fire Safety in the home” documentation.