



FIRE STATEMENT

53 BEULAH ROAD,
SURREY, SUTTON, SM1 2QG

ISSUED ON MARCH, 2024

A. OVERVIEW

A.1 INTRODUCTION

This Fire Statement has been prepared for the erection of the proposed ground floor rear extension at 53 Beulah Road, Surrey, Sutton SM1 2QG. This document has been prepared to support the planning application of the proposed and shall ensure that it concurs with the London Plan Policy D12A (Fire Safety), The Building Regulations 2010 (as amended in 2018) Approved Document B: Fire Safety (Volume 1: Dwellings) and BS 9991 Standards.

A.2 PROJECT DESCRIPTION

The site consists of a relatively small two-storey mid terraced house. The dwelling is accessed by a front entry door at ground level from Beulah Road. The existing main house currently has a kitchen and a dining room, reception and a small bathroom on the ground floor and two bedrooms and an office on the first floor.

Due to the compact building footprint of the main house, the proposed scheme aims to proposed an additional ground floor rear extension to provide a combined kitchen and dining space and a study on the said level.

A.3 CATEGORY OF DEVELOPMENT

The site is situated within a residential area and therefore there will be no change of use. There would be no change in occupant capacity as this application only aims to enlarge the space to accommodate a combined kitchen and dining room.

The proposed scheme does not exceed the floor area of 1,000m² and therefore is not considered as a Major Development under Annex 6 of the London Plan 2021 and does not introduce any lift. Hence, the London Plan Policies D12B (Fire Safety-Major Developments) and D5 (B5) (Evacuation Lifts) do not apply to this application.

A.4 CONSTRUCTION

The method of construction is traditional; with insulated cavity walls in a matching brick facing wall finish and a flat roofing structure. Proposed doors and windows are uPVC double glazed units all throughout.

B. FIRE SAFETY

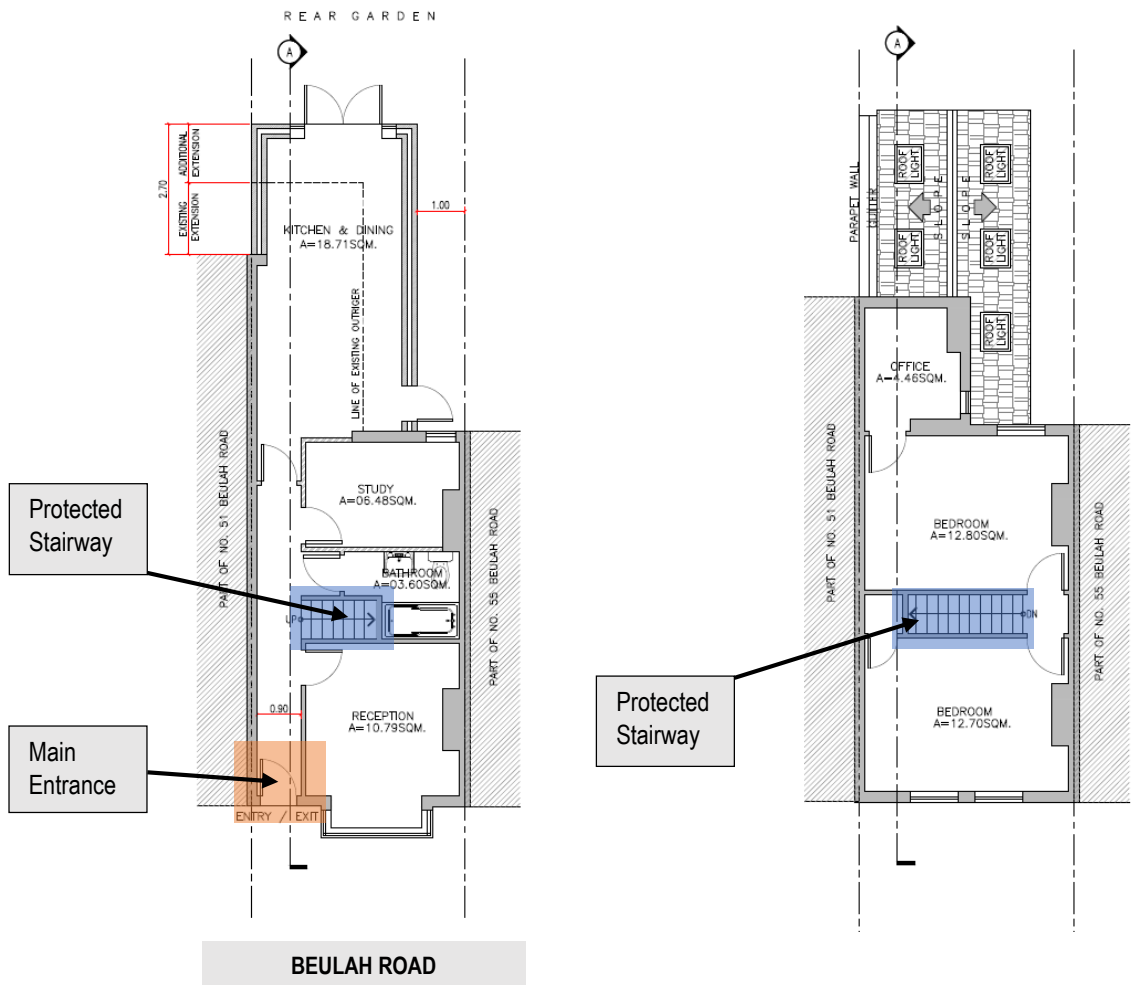
B.1 FIRE DETECTION AND ALARM SYSTEMS

The dwelling will be equipped with a fire detection and alarm system with a minimum Grade D2 Category LD3 standard in accordance with the relevant recommendations of BS 5839-6. Smoke and heat alarms are mains operated. The prior conforming to BS EN 14604 and the latter to BS 5446-2. These alarms will have a standby power supply such as a rechargeable or non-rechargeable battery.

Smoke alarms will be sited within 7.50m of the door to every habitable room and are to ceiling mounted with a distance of at least 300mm from walls and light fittings.

B.2 MEANS OF ESCAPE

The existing staircase will be refurbished and will be of fire-resisting construction minimum REI 30. The habitable rooms have direct access to this protected stairway which discharges into the ground floor hallway space that leads to the main entrance and to the main road.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

Proposed Floor Plans showing the location of Protected Stairway

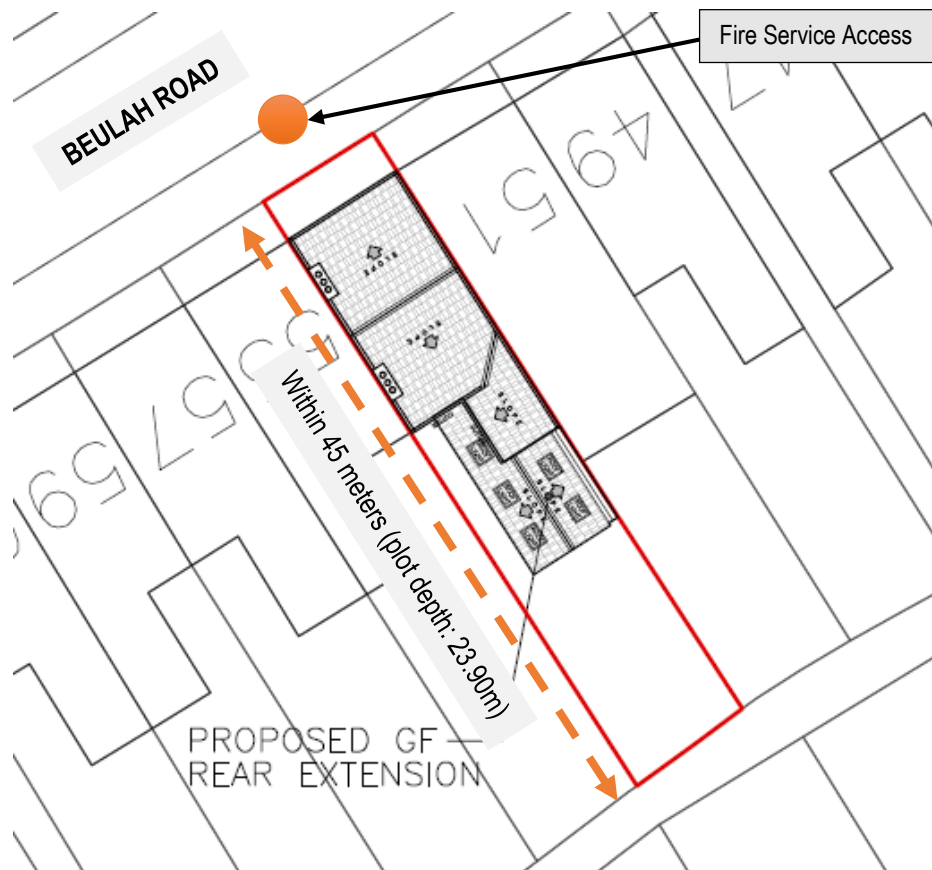
B.3 FIRE SPREAD AND CONTROL

The proposed will be constructed in line with the current building policies and regulations on Fire Safety. It is designed to retain its stability in the event of fire hazards for a reasonable period. External and internal walls will be made with 30-minute fire resisting materials as well as the structural elements (beams, columns and floor slabs) of the dwelling. The protected stairway will also be made of 30-minute fire resisting construction and accessed via FD30 doors at the ground, first and second floor levels.

External wall surfaces within 1 meter of the site boundary shall be Class B S3, D2. All electrical wiring shall meet current IET National Wiring Regulations (BS 7671). Electrical sockets shall be provided within all rooms in sufficient locations and quantity to minimize and end-user need to introduce portable adapters and extensions which might pose an increased risk of electrical fire ignitions.

B.4 FIRE SERVICE SITE ACCESS

The guidance of BS 9991 states that all areas of a dwelling house should be accessible within 45 meters of a fire appliance. For this property, the primary fire service access route is Beulah Road. The dwelling and its plot have an overall depth of 21.90 meters. This fire service access route is deemed to be sufficient enough to accommodate a fire appliance and to provide access to all locations of the property within the 45-meter parameter.

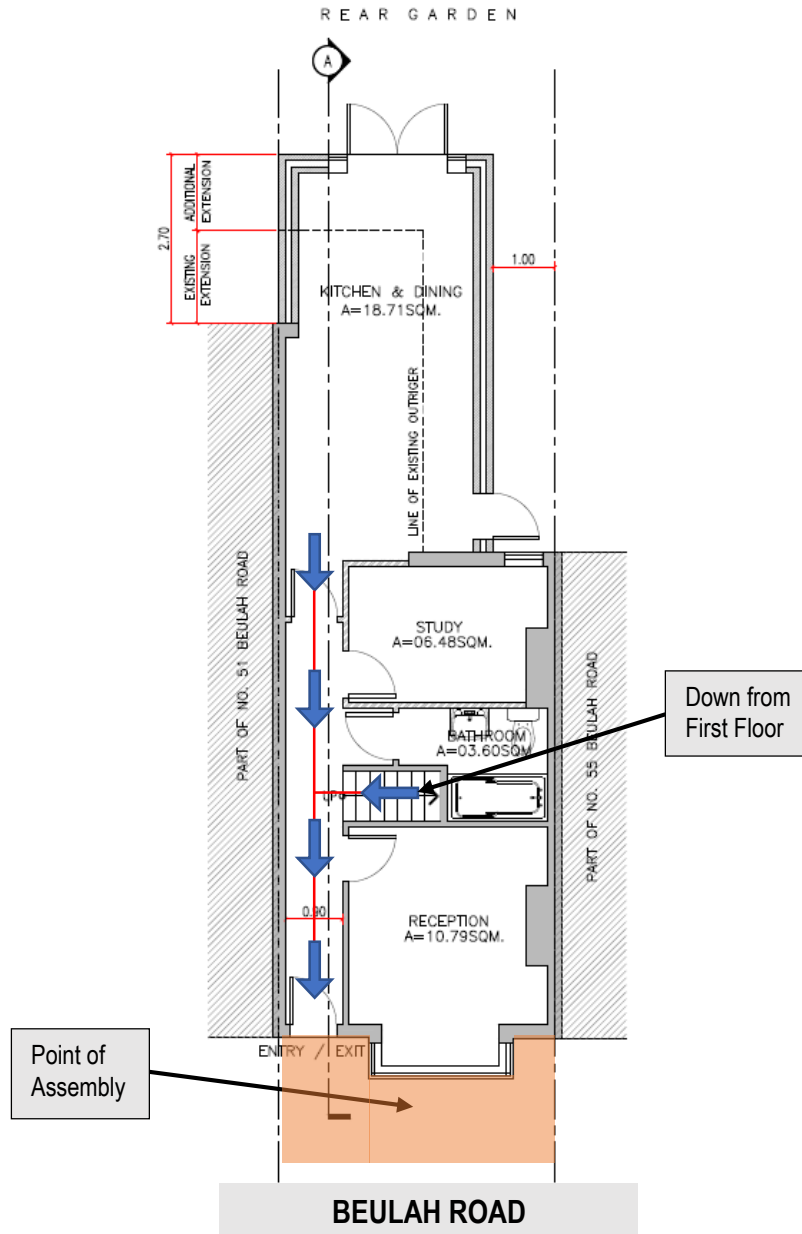


Site Plan showing Fire Service Site Access

B.5 EVACUATION STRATEGY AND ASSEMBLY

Evacuation shall not rely on Fire Service Intervention. The sounding of the automatic fire detection and alarm system shall motivate simultaneous evacuation of all occupants. The single protected stairway will serve as the primary means of egress from the first-floor level.

In the event of an emergency, the front garden space will serve as the point of assembly for evacuation and eventually discharging to the main fire service access route which is Beulah Road.



Ground Floor Plan showing evacuation strategy

B.6 FIRE SAFETY MANAGEMENT

Fire safety systems installed within the dwelling shall be subject to routine testing and maintenance as per BS 5839 -6.

C. LONDON PLAN 2021 D12 (FIRE SAFETY)

This section of the report addresses each individual requirement of Section D12 of the London Plan. It is demonstrated that the proposed scheme meets all the relevant clauses of Policy D12 – Fire Safety.

POLICY D12 REQUIREMENT	PROPOSED SCHEME DESIGN	COMPLIANT WITH POLICY D12
<p>D12.A.1.a – 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 ensure that they identify suitably positioned unobstructed outside space for fire appliances to be positioned on.”</p>	<ul style="list-style-type: none"> - The proposed is equipped with a fire alarm and detection system with a minimum Grade D2 Category LD3 standard. - Primary fire service access route is Beulah Road which is unobstructed and deemed sufficient enough to accommodate a fire appliance. 	<p>YES</p>
<p>D12.A.1.b – 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 ensure that they identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.”</p>	<ul style="list-style-type: none"> - The front garden may be used as a point of assembly in case of any emergency. It leads directly to Buelah Road, the main fire service access route. 	<p>YES</p>
<p>D12.A.2 – 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 ensure that they 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 features.</p>	<ul style="list-style-type: none"> - The proposed is equipped with a fire alarm and detection system with a minimum Grade D2 Category LD3 standard. - All walls, ceilings, structural elements will be made with 30-minutes fire resisting materials. FD30 Doors will also be used. - Protected stairway (fire resisting construction minimum REI 30) 	<p>YES</p>

<p>D12.A.3 – 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 ensure that they are constructed in an appropriate way to minimize the risk of fire spread.</p>	<ul style="list-style-type: none"> - 30-minute fire resisting materials will be used for the proposed 	<p>YES</p>
<p>D12.A.4 – 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 ensure that they provide suitable and convenient means of escape, and associated evacuation strategy for all building users.</p>	<ul style="list-style-type: none"> - The dwelling has a single protected stairway that serves the first-floor level and discharges into ground floor hallway space which leads to the main entrance. The fire escape route is protected by fire rated doors and plasterboards. 	<p>YES</p>
<p>D12.A.5 – 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 ensure that they develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.</p>	<ul style="list-style-type: none"> - The sounding of the automatic fire detection and alarm system shall motivate simultaneous evacuation of all occupants. 	<p>YES</p>
<p>D12.A.6 – 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 ensure that they provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.</p>	<ul style="list-style-type: none"> - The main fire service access road is Beulah Road. All areas of the new dwelling are within the 45-meter parameter of fire service access. 	<p>YES</p>

D. CONCLUSION

The proposed has been designed in accordance to high quality standards. It has been given due attention to assure a suitable means of escape in case of emergency. As demonstrated in this report, it adheres to London Plan Policy D12A (Fire Safety), The Building Regulations 2010 (as amended in 2018) Approved Document B: Fire Safety (Volume 1: Dwellings) and BS 9991 Standards.