

Planning Fire Safety Strategy (PFSS) – 24/00650/HOU

Project Address: **26 Grayham Road, New Malden KT3 5HW**

Project Description: **Erection of a single storey rear extension**

INTRODUCTION

This report has been prepared to confirm compliance with **The London Plan (2021) Fire Safety Policy D12(A)** and to support the householder planning application at **26 Grayham Road, New Malden KT3 5HW**.

26 Grayham Road is a 2-storey semi-detached house, a residential property occupied as a single-family dwelling. It is proposed to extend the property at the rear on the ground floor, to provide a new kitchen at the rear of the property, together with a new WC, a new Utility Room, and a living area at the back of the house.

In principle, the existing means of escape and fire detection will remain as provided for the existing residential property.

The purpose of this PFSS is to set out how the proposed development plans for fire safety in accordance with **Policy D12 of the London Plan 2021**.

Policy D12(A) outlines how development is to achieve the highest standards of fire safety whilst **Policy D12(B)** sets out the requirement for major developments to be accompanied by a Fire Statement.

The proposed development is a minor development, and therefore we are required to demonstrate compliance with Policy D12(A), such as through the submission of a PFSS.

This Planning Fire Safety Strategy does not demonstrate compliance with the Building Regulations or any other fire safety legislation but sets out the ways in which the proposed development may meet the objective of achieving the highest standards of fire safety as set out in the London Plan.

Regardless of the content of this statement, the proposed development will be expected to meet the building regulations and other fire safety legislation.

1. IDENTIFY SUITABLE UNOBSTRUCTED OUTSIDE SPACE

Information on space provisions for fire appliances and assembly points.

Fire attendances will approach from either South Lane or Kingston Road onto Grayham Road to access the subject property at No. 26.

A fire assembly point will be established at the junction between *Grayham Road and Grayham Crescent*, which is only 13 metres from No. 26 Grayham Road.

The existing street to the front can continue to provide a suitable muster point if evacuation was required. The proposed development will not hinder this existing function.

Access to the site by firefighting appliances will not be hindered by the proposed development.

2. INCORPORATION OF FEATURES TO REDUCE RISK TO LIFE

Information on passive and active safety measures.

Passive: Fire containment will be provided by fire resisting partitions and doors on the new ground floor rear extension and first floor.

Active: A linked, mains powered, with battery back-up, fire detection and alarm system to a minimum Grade D2 category LD3 standard will be installed in accordance with the recommendation of BS 5839-6 and Building regulation Approved Document B.1

At ground floor level, the protected staircase will provide a protected escape route via the front entrance door leading out to Grayham Road.

It is expected that **smoke detectors** (hallways), and **heat detection and alarm sounder** (New kitchen) will be installed to meet the current Building Regulations requirements as set out in **Approved Document B**.

This should alert occupiers of the site in the event of a fire allowing appropriate action /evacuation.

In addition to active warning system(s), it is expected that the dwelling will maintain passive protection by providing a safe and fire protected means of escape from the first floor to the final exit at ground floor level.

At this time, further fire safety features have not been determined but may include additional active fire suppression measures.

Details of fire safety measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

3. CONSTRUCTION METHODS

Information and data on construction products and materials.

Construction products and materials will be compliant with the requirements of Building regulation Approved Document B.1 section 5.4.

The proposed extension is expected to be of masonry and timber construction. Any timber structure within 1m of boundaries would be expected to be provided with fire protecting lining board material.

It is expected that any materials and installations used in the proposal will meet the requirements of Part B of the Building Regulations.

4. EVACUATION STRATEGY

Information on means of escape and evacuation strategy.

As a single-family dwelling house, the occupants will adopt a policy of escaping down the stairs to ground floor level and exiting through the front door to the designated fire assembly point.

The proposed development will maintain a protected escape route in compliance with the guidance set out in Approved Document B for three storey dwellings and will facilitate safe evacuation of the property by all occupants in an emergency.

Details of the protected escape route and any existing or additional protection measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

5. DEVELOP A ROBUST STRATEGY FOR EVACUATION

Not required for householder applications.

6. ACCESS FOR FIREFIGHTING

Information on access and equipment for firefighting.

Being a semi-detached house, access will be via the main front door of the property. In addition to items described in Criteria 2, domestic handheld fire extinguishers and fire blankets will be provided.

ACCESS FOR FIREFIGHTING

The proposed development utilises an existing building with only minor extension or alteration to its footprint or fabric. As a result, it is not expected that the development will hinder access for firefighting or change the way in which the fire service may need to act or access the site in the event of a fire.

CONCLUSION

The above assessment and measures demonstrate that the development will be able to comply with the requirements of London Plan Policy D12(A) and may be considered acceptable regarding fire safety planning.

Prepared by Truscott Architects
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