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Ref: 2402-16-A-PFSS

28th March 2024

Planning Department
The Royal Borough of Kingston Upon Thames Council
Guildhall 2, High Street,
Kingston Upon Thames
Surrey
KT1 1EU

Dear Sir or Madam,

Planning Fire Safety Strategy for full planning & listed building consent application

For

3A South Terrace, Surbiton, Surrey KT6 6HT

London Plan Policy D12(A)

The following PFSS relates to refurbishment works to a single occupancy dwelling basement flat.

Criteria 1: Space provisions for fire appliances and assembly points.

The road directly outside the property (South Terrace) is looped and only used for access to the other properties, thus it is not deemed a busy road. The road is wide enough to site a fire engine directly outside in order to perform any fire and rescue works. Access to South Terrace is off Ewell Road both during the refurbishment works and in the permanent condition.

The fire assembly point both during the construction works and in the permanent condition is outside No.1 South Terrace; towards Ewell Road, far enough away from falling distance of the property of both 3A and 3 South Terrace.

Criteria 2: Passive and Active safety measures.

As per drawing 2402-16-A-10; existing and new required fire detection systems are shown and must be adhered to as per BS 5839-6-2004 and be Grade D category LD3 as standard, with sounder,



connected to mains, all interconnected with battery backup. These include a smoke detector in the hallway to protect the means of escape.

All doors which access the hallway are to be a minimum FD30 fire rating to protect the means of escape out of the front door and provide compartmentalisation. New steelwork is to be clad in 2 layers of 12.5mm plasterboard or 20mm thick Vermiculux (or similar approved) to achieve minimum 1hour fire protection.

The ceiling to the underside of the dividing (party) floor between No.3A and No.3 South Terrace must have a minimum of 30mins fire protection.

Criteria 3: Construction products, materials & methods.

As is customary for a period property in the uk, the existing diving floor, architraves, skirtings and cupboards are existing timberwork. The methods of construction will require only allowing electricians registered with the National Inspection Council for Electrical Installation Contracting (NICEIC) or the Electrical Contractors Association (ECA) to carry out work on the property. A completion certificate confirming compliance with BS 7671:2008-Requirements for Electrical Installations IEE wiring regulations 17th Edition shall be issued for Building Regulations Approval on completion of the works.

The contractor will ensure the structure is water-tight to ensure there is no potential fire risk by compromising the electrical works.

All works and materials are to the satisfaction and approval of the building control officer during the works.

Criteria 4: Means of escape and evacuation strategy.

Please refer to drawing 2402-16-A-08 for the fire evacuation strategy for the existing property. The strategy for the evacuation will consist of exiting out of the front door, up the single flight of external stairs to ground level then to the fire assembly point outside No.1 South Terrace on the junction with Ewell Road. The travel distance from the rear of bedroom 2 to the exiting front door is 14.9m. The travel distance from the front door to the fire assembly point is 28m.

Fire evacuation could also occur directly outside of the property and up the single flight of external steps to the rear of the garden if the ground floor entrance was obstructed. The garden is approx. 26m long, with other surrounding gardens adjacent.

All of the above can be utilised in both the temporary construction phase and the permanent condition of use phase.

Please see below for the continuation of fire excavation from drawing 2402-16-A-08.



Criteria 6: Access and equipment for firefighting.

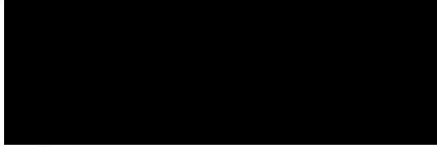
Access to fire and rescue services will be via South Terrace from Ewell Road as discussed earlier in the PFSS. Fire services can access the firefighting water support hydrant on South Terrace as noted on the below markup.

All of the above can be utilised in both the temporary construction phase and the permanent condition of use phase.





Yours sincerely,



Partner

Morgan Architectural Services (Part of Morgan Engineering Consultants Ltd)