

FIRE SAFETY STATEMENT

INTRODUCTION

This document is prepared by Bell Associates for and on the behalf of Evercorp Properties Ltd for planning purposes for the proposed development at 33 Onslow Avenue, Sutton, SM2 7ED. This information contained herein is to satisfy the fire safety requirements set out in the New London Plan 2021. The document should be read in conjunction with all the planning drawings, illustrations and supporting documentation.

NEW LONDON PLAN POLICY D12 FIRE SAFETY

The New London Plan Policy D12 identifies the following points to ensure all developments achieve the highest fire safety standards for all building users:

1. Identify suitably positioned unobstructed outside space:
 - for fire appliances to be positioned on
 - 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

This document responds to the above points in relation to the application.

SITE LAYOUT

Point 1 & 6: Site Layout and Areas for Fire Fighting

The site layout demonstrates there is access for a fire engine at the front of the site. The assembly point is proposed to be on the pavement on Onslow Avenue directly in front of the site.

The travel distance from the main entrance to the assembly point is 8.6m.

Point 2: Fire Safety Features

The proposal will include Fire and heat detection and alarms in the new rear extension to the dwelling, all smoke and heat detectors will be mains operated with a standby power supply and be a minimum Grade D2 Category LD3 standard to meet the Building Regulations and will be interlinked to the existing system.

Point 3: Minimise Fire Spread

To minimise the risk of fire spread the new extension has traditional masonry cavity walls which are inherently fire resistant. The construction incorporates compartmentation and fire stopping measures, where appropriate, to meet the Building Regulations.

Point 4 & 5: Fire Escape and Evacuation Strategy

There is a corridor leading to the main entrance with further fire escape routes via doors into garden areas which are accessible to the emergency services.

The new extension has a set of double doors and bi fold doors that both lead into the rear garden which can be used as a place of refuge.






The existing house also has another door from the kitchen that leads into the existing side extension which provides two further escape routes, one to the back garden and one to the front of the house to the main assembly point. Internally residents can also escape via the existing main entrance to the front which is accessed from the extension via a set of double doors.

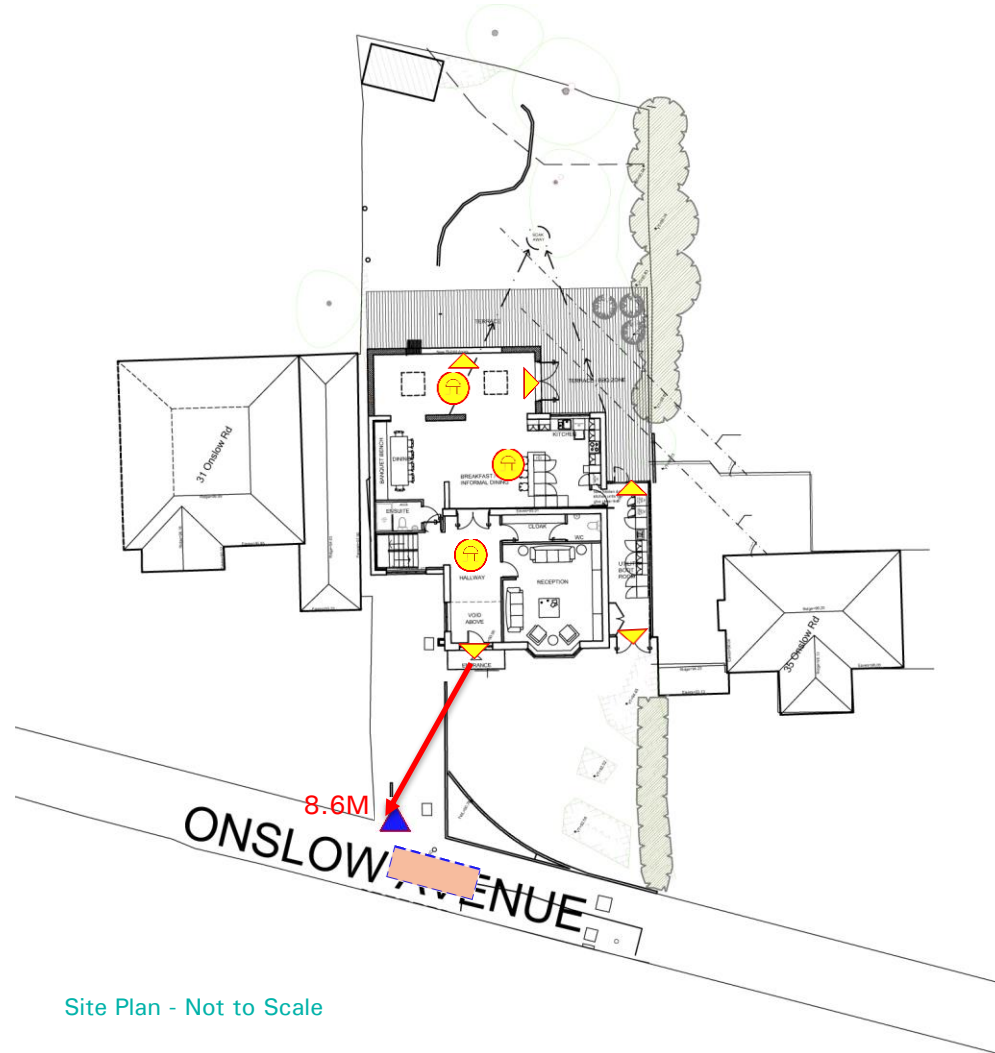
The handbook of the house will be updated to include the new single storey rear extension outlining the fire escape procedure for the residents.

The distance from the existing main entrance to the fire assembly point is 8.6m. The distance from the proposed fire engine location on the highway to the dwelling is less than 45m, meaning no additional equipment is required on the site. The building is also under 18m and less than 1,000m² and therefore do not require any specialist fire-fighting facilities.

The plans on the following pages show the location of the fire exits for the dwellings as well as the escape routes, location of smoke and heat detection.

Fire Plan Key

-  Fire Assembly Point
-  Fire Exit
-  Smoke/Heat Detector
-  Fire Escape Route
-  Fire Engine Location



Site Plan - Not to Scale