

FIRE SAFETY STATEMENT

Peak Designs

Date 12/12/23

Site Address;

105 Clayton Road
Chessington
KT9 1NW

Introduction

This statement covers relevant fire safety matters relating to the proposed ground floor side extension at the above address.

This document is a stand alone report but can be read in conjunction with drawings ST001 ~ ST006 Also available is the block and location plan showing the surrounding area. This forms part of the planning application.

This statement has been prepared by Nicholas Peak of Peak Designs.

This statement has been prepared to show how the proposal at 105 Clayton Road will meet the requirements set out within the London Plan Policy D12A. In line with the Fire Safety Policy 12D(A). A pre-consultation draft March 2021 table A1.1 Planning applications and information requirements D12A. This statement will cover points one through six for a planning application.

NB

This document has been supplied for information only and does not form part of a building control application on its own. All work undertaken to the property must meet with building regulations.

Existing

The property is a 2 storey 1930's detached house with Brickwork to the ground floor and rendered above.

To the front of the property there is ample parking for 2-3 vehicles.

Proposed

All work takes place to the left side of the property

Criteria 1:

Information on space provisions for fire appliances and assembly points.

The house has a large front garden but this would not be far enough away from the building to assemble in the case of a fire. Therefore the existing arrangement of evacuating across to the other side of the road to a safe distance cannot be improved on. The closest fire hydrant is outside number 117 Clayton Road.

Criteria 2:

Information on passive and active safety measures.

These will include linked smoke alarm to both floors which are mains operated and with battery backup as per the relevant recommendations in BS 5839-6 2010-2019 edition inc amendments currently in place.

Criteria 3:

Information on ways to minimise fire spread.

All proposed external walls are to be constructed to achieve a minimum 60 mins fire rating and external walls are to be finished to comply with Class B-s3, d2(2) to prevent surface spread of fire. The proposed roof will be specified to achieve BROOF(t4). Materials and construction will be designed to comply with Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

Please note final construction materials are to be confirmed following a structural survey and design.

Criteria 4.

Information on means of escape and evacuation strategy.

The means of escape will not change from the existing which is via the main stairs to the ground floor. Then out through the front door. If the front door is blocked then out via the ground floor, through the back door and then to the rear of the garden where access to Devon Way could be achieved. With the new extension there is also a new side exit which also

can bring you away from the property

Criteria 5

Develop a robust strategy for evacuation which can be periodically updated and published and which all building users have confidence in.

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12 (A) criteria 5 is not applicable for householder planning application.

Criteria 6

Information on access and equipment for firefighting.

In accordance with Section B5 of Approved Document B (ADB) Part 1 there is existing access from both ends of Clayton Road which would be suitable for large vehicles. The nearest point a fire appliance can get to the house is 25m on the main road. As previously stated the nearest fire hydrant is located outside 117 Clayton Road.

Conclusion

The proposed extension will not impact on existing fire safety measures which are already covered in the main points. We believe that this statement sufficiently explains how fire safety has been considered and improves upon the existing build in the proposal and that it complies with Fire Safety Policy 12D(A).