

FIRE SAFETY STATEMENT

44 OAKHILL ROAD SUTTON SM1 3AE

The proposed works relate to a two storey side extension and a single storey rear extension to a semi-detached detached property at 44 Oakhill Road Sutton SM1 3AE

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adapted March 2021 and should be read in conjunction with the submitted planning drawings.

Section A of the Policy states, “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.”

Taking each requirement in turn;

1. Identify Suitably positioned Unobstructed Outside Space:

The property is a large single family semi-detached dwelling within large grounds. As such the house access for the Fire brigade will be no different than it currently is.

- a. Due to the scale of the development, there is no designated location for Fire Appliances.
- b. Regarding appropriate evacuation. There are two locations one to the front and one to the rear with side access in event of a fire. The rear garden in excess of 30m to provide a safe distance in case of a fire.

2. The development is designed to incorporate appropriate feature 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:

The proposed development will be constructed in line with current Building Control regulations regarding Fire Regulations and Fire Safety.

- a. As such new fire alarms and smoke detectors will be installed throughout the property. These will be checked and signed off by the appointed Building Control Officer.

3. The development is constructed in an appropriate way to **minimise the risk of fire spread**.

The dwelling is semi-detached and of brick construction with a separating brick built party wall with the adjoining neighbours. All materials for the proposed development would be selected to the relevant fire safety standards as set out by the Building Regulations.

To minimise the risk of the fire spreading throughout the property it is crucial that the ground floor entrance hall and first floor landing areas become a fire control zone. This will be mainly achieved by ensuring that fire doors (FD20) are in place into all habitable rooms (bedrooms, living, kitchen, dining etc). Should a fire door not be possible then a fire engineered solution will need to be proposed to Building Control for sign off to ensure Building Control compliance.

4. Provide suitable and convenient **means of escape**, and associated evacuation strategy for all building users.

Since the ground floor entrance hall and first floor landings will be fire-controlled zone with FD20 doors or equivalent as per point 3 above. Along with the necessary fire alarms and smoke detectors, this would mean that in the event of a fire there is a clear means of escape and a early warning system to ensure that the occupants can escape if a fire were to break out.

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

Due to the scale of the development and the size of the house it is important that the user maintains their fire alarms and it is suggested that they should be tested every month to ensure that the alarm system is in full working order.

6. Provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development.

Due to the size of the property, there is suitable access for equipment for the fire fighting.

Prepared by:

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