

10 Sheen Common Drive

Fire Safety Statement

This fire safety statement is in support of a planning application for works at 10 Sheen Common Drive including minor alterations to front elevation and landscaping, a rear and side extension, roof reconfiguration, external and internal insulation.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021].

The application site currently contains an arts and crafts style detached house of two-storeys built at some point between 1900 and 1913.

Means of Escape

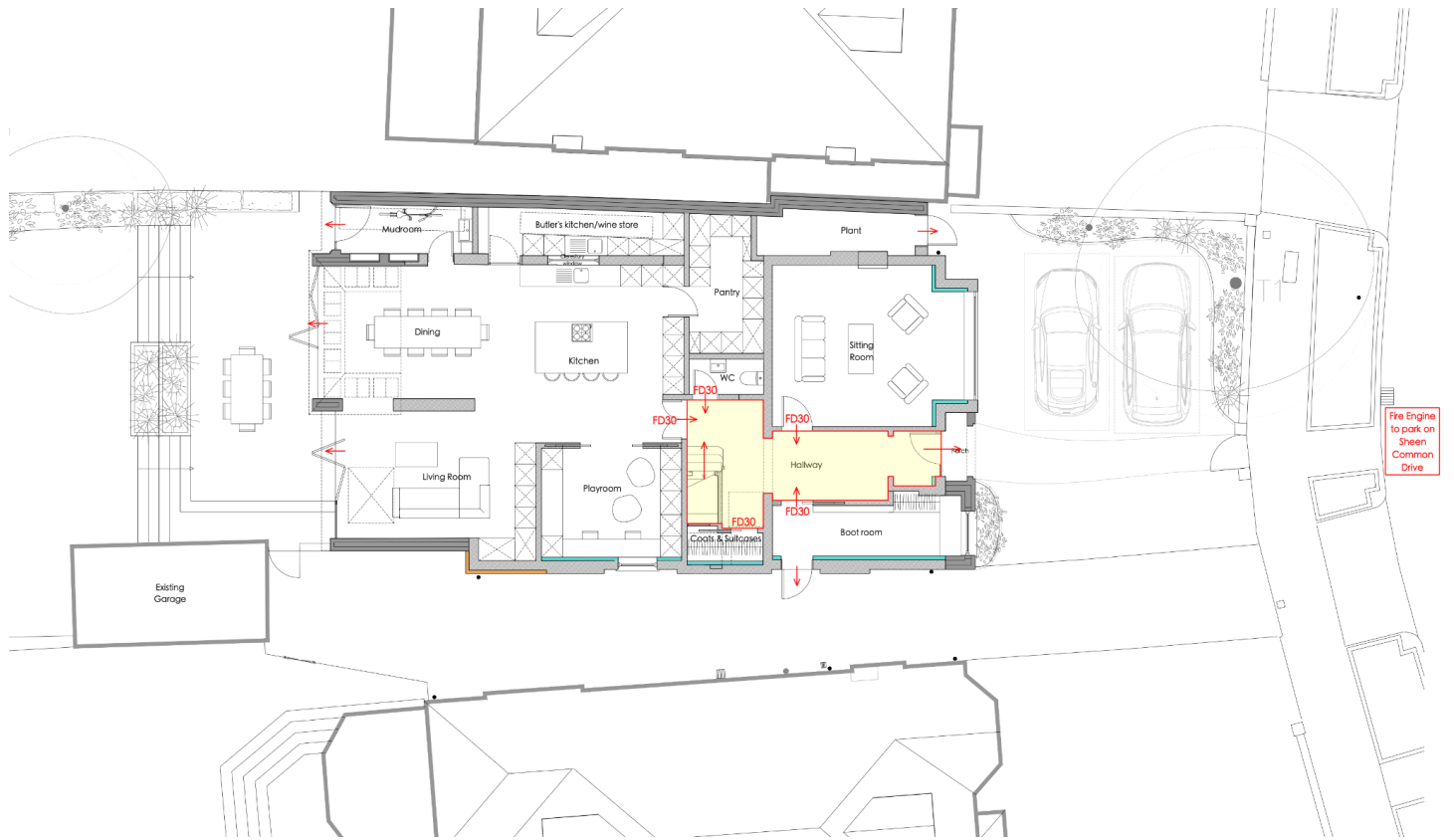
The proposed works include the addition of a third storey higher than 4.5m above ground level. In order to comply with building regulations approved document part B, the scheme will include a protected stairway which extends to a final exit through the front door. Therefore all internal doors leading to this protected stairway will be FD30 fire resisting doors.

In accordance with building regulations approved document part B section 1.1 a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6 will be installed. This will be mains operated and consist of alarms in the hallway at all levels and a heat detector in the kitchen.

The layouts of all floors are being altered and therefore will be designed to comply with current building regulations. All doors leading from the staircase and hallways will be FD30 Fire resisting doors. On the ground floor, the additional access points created at the rear of the building and at the side via the boot room will increase the opportunities for means of escape. Escape from the first floor and proposed loft conversion is via the main stair to the hallway and via the front door. All of these alterations will improve the means of escape from these floors.

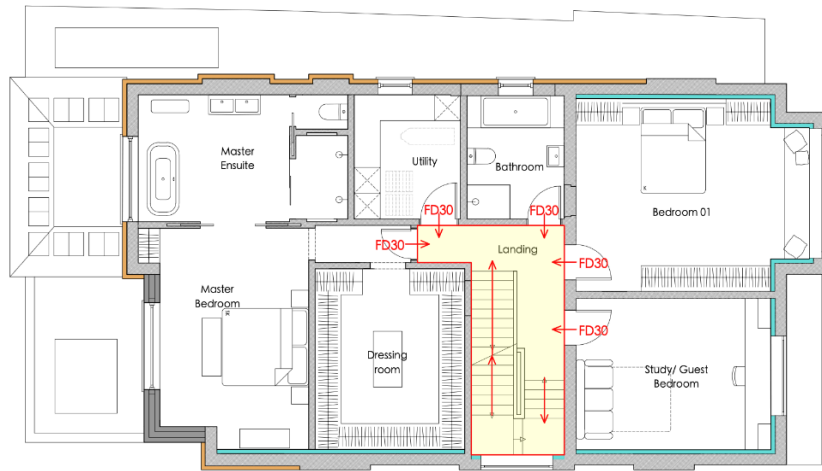
The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Below are a set of the submitted plans (not to scale) which have been marked up to show the means of escape. Note that the fire safety strategy annotated on the plans is preliminary and consultation will be undertaken with building control to agree and confirm a final solution that is building regulations compliant.

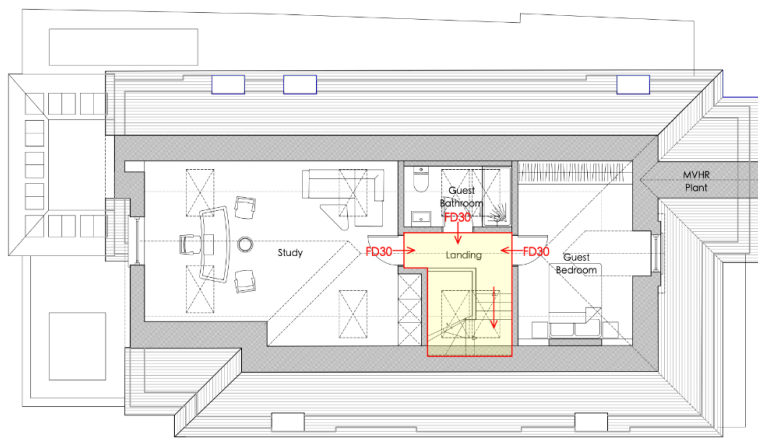


Proposed Ground Floor Plan

Red arrows denote the means of escape and areas marked in yellow denote the protected stair



Proposed First Floor Plan



Proposed Second Floor Plan

Red arrows denote the means of escape and areas marked in yellow denote the protected stair

Fire Spread and Control

As part of the proposed works, the existing building performance will be brought in line with current Fire Safety regulations. This will include the upgrading of all necessary doors to an FD30 rating - to create a protected stair for emergency egress; alongside a new smoke alarm system and fire-proof wall linings. The new windows will be of painted timber construction to match existing and will meet the appropriate building control requirements.

The existing building has a conventional masonry wall construction with a timber framed roof and floors. The new roof structure will be constructed using the same materials as existing with an improved build up to bring the structure up to modern standards. Fire separation between floors and internal compartments will be achieved using proprietary fire resistant plasterboard products (Fireline etc).

It is proposed to install new glazing and windows to the existing building and new rooflights in the roof. The new windows will be designed to comply with Parts K and L of Schedule 1 of the Building Regulations as stated in Approved Document B1 section 2.18.

Fire Service Access

The front door is clearly visible from the front of the property. The building is fully visible from Sheen Common Drive and the front of the property is approximately 11 metres from the roadside, making it straightforward for attending emergency services to identify means of access and egress.

Due to the residential nature of the site and its relatively small size it is envisaged that, in case of emergency, fire engines will park along Sheen Common Drive. No assembly points are required given the dwellinghouse use of the property.

Fire Safety Management

In accordance with building regulations part B1 section 1.1 a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6 will be installed. This will be mains operated and consist of alarms in the hallway at all levels and a heat detector in the kitchen.

On practical completion a health and safety file will be compiled containing all of the relevant product/workmanship certificates, user manuals and safety information. This will include a fire risk assessment requiring the users of the building to keep escape routes clear of impediments or hazards and details of evacuation in case of fire as well as information about the fire compartmentation measures and specification of the materials/products used.

Conclusion

This fire safety statement demonstrates that works at 10 Sheen Common Drive comply with The London Plan 2021 - Policy D12 (A) with regard to fire safety and will result in an improvement to the fire safety of the property.

We invite the planning officer to contact us if they require any additional information about the proposal.