

FIRE SAFETY REPORT: 3 New Close, SW19 2SX

This Fire Safety Statement has been prepared to support a full planning application for extensions and conversion of house into 5 flats, application submitted in August 2022 to Merton Borough Council. It is an indicative fire strategy that has been issued in response to the New London Plan policy D12 part A. 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 and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
a) for fire appliances to be positioned on



700+

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Borough Of
Wandsworth

400+

Planning Approvals
In All
Other SW
Boroughs

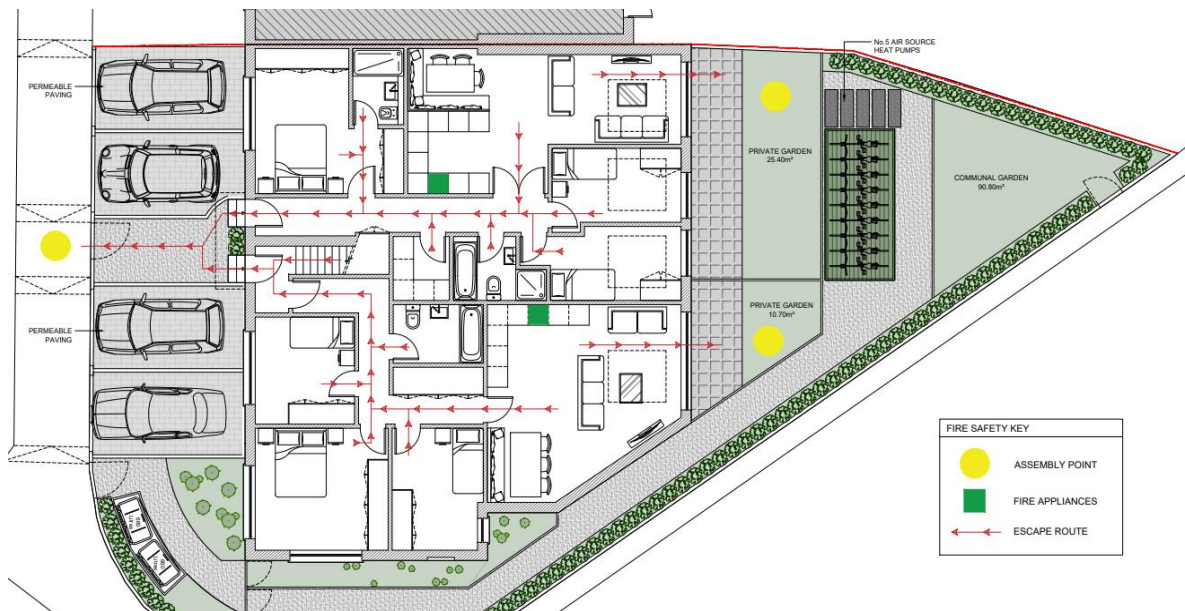
450+

Planning Approvals
In All Other
London
Boroughs

Identifying a suitably positioned outside space for fire appliances to be positioned by this we determine fire engines, and we would have thought most fires would be attended by at least one fire truck. As can be seen from the ariel photograph on previous there would be enough room outside the front of 3 New Close to park at least two fire trucks.

b) appropriate for use as an evacuation assembly point

As can be seen from the ground floor fire plan below with yellow circles, this will be the designated evacuation point to the front of the building a safe distance from the building but off the public highway and to the rear gardens for the ground floor flats.



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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.

The dwelling will be constructed in line with current building regulations on fire safety including mains connected smoke and heat detectors as described in more detail below.

The property will have internal FD60 doors which have a burn time of 60 minutes.

Each habitable room will be fitted with Thermoptek multi sensor alarms, these alarms contain two separate sensing elements – optical and heat detection and from this monitors two different by-products of fire smoke and heat. This responds to all different types of fire and is vastly improved over traditional single sensor alarms.



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The kitchen/dining/living room area will be fitted with a PUCK residential high pressure Watermist system. The PUCK system is fully certified to British Standard 'BS8458' for residential watermist standard and fire tested to British Standard 'BS:9252' Sprinkler Standard.



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3) are constructed in an appropriate way to minimise the risk of fire spread

The building will be a beam and block construction with external masonry walls, all complying with the relevant fire safety standards set by Building Regulations.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The property has two main places of exit; from the front and rear of the property

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

Below is a floor plan of the escape route from the property, this can be posted on the back of the front door so the occupiers are aware of the escape routes.

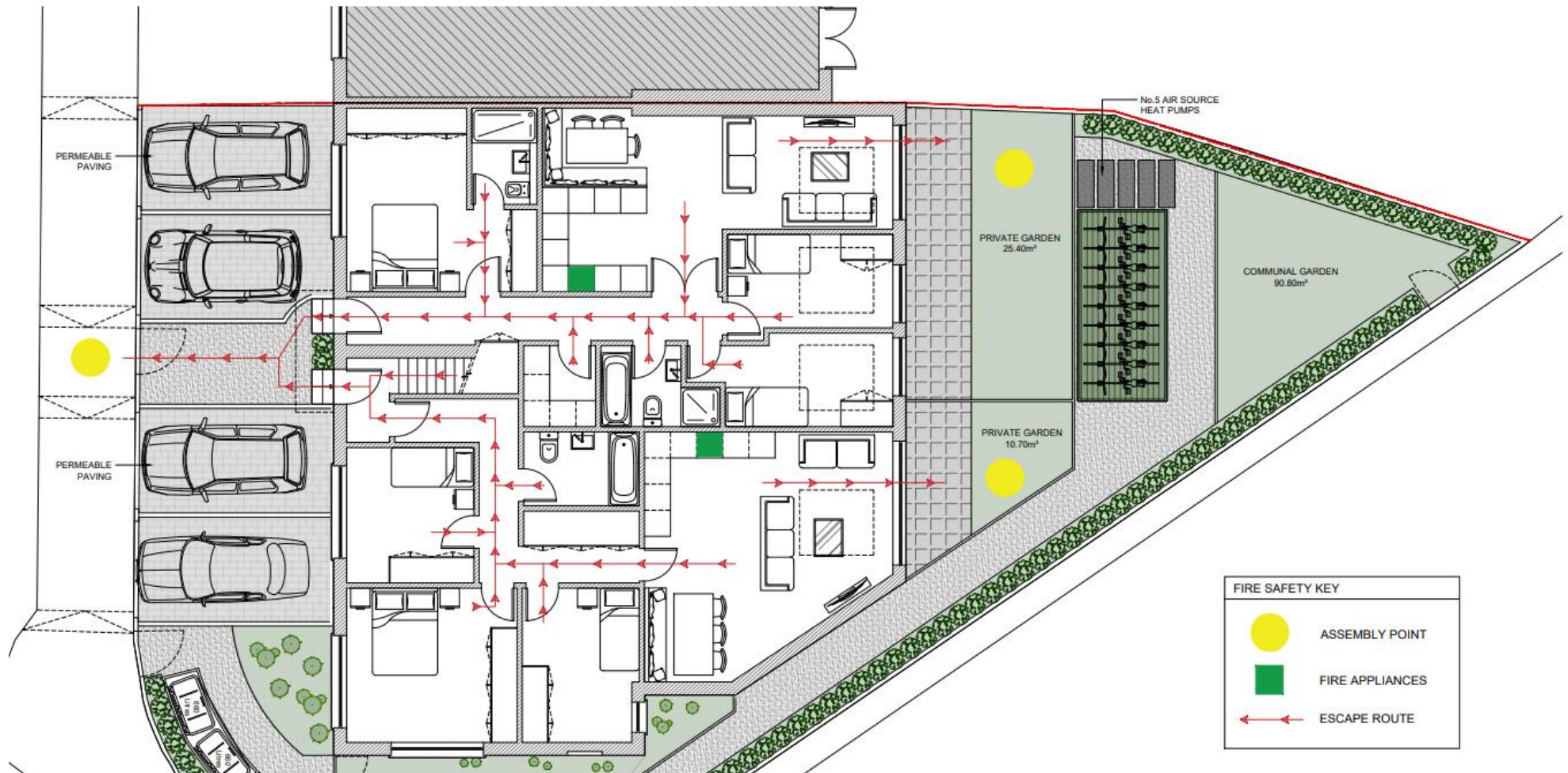
Ground Floor:





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6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

In the kitchen will be dedicated to firefighting equipment to help fight a fire that may star. The equipment will include:

- 2 x FireBlast 9Ltr Water Fire Extinguisher
- 1 x FireBlast 2Ltr Foam Fire Extinguisher
- 1 x 1.0m x 1.0m Hard Case Fire Blanket
- 2 x Landscape Photoluminescent Water Fire Extinguisher Identification Sign
- 1 x Landscape Photoluminescent AFFF Foam Fire Extinguisher Identification Sign
- 1 x Landscape Photoluminescent Fire Blanket Fire Extinguisher Identification Sign



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