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Planning Fire Safety Statement

PFSS-100

Flat 1
2 South Hill Park
London
NW3 2SB

Date: 31.03.2023

CONTENTS

1.0 Introduction

Please note the proposed scheme is viewed as a standard application. However, a design and access statement has been produced to show that all reasonable steps have been considered upon the design of the proposal. Flat 1, 2 South Hill Park is located in the London Borough of Camden. The property is not listed. This PFSS should be read in conjunction with the accompanying planning documentation:

- A1-001 Site and Location Plans
- A1-100 Existing Plans and Section
- A1-101 Existing Elevations
- A1-200 Proposed Floor Plans
- A1-201 Proposed Elevations
- PFSP-100 Planning Fire Safety Plan
- PFSS-100 Planning Fire Safety Statement (this document)
- DAS-100 Design and Access Statement
- CIL Community Infrastructure Levy
- Pre-Planning Application for works or extension to a dwelling
- Cover Letter

1.1 Site Location

Flat 1, 2 South Hill Park is a top floor flat located in the London region of England. The postcode is within the Hampstead Town ward/electoral division, which is in the constituency of Hampstead and Kilburn. The property is also located within the South Hill Park Conservation Area.

The following shows information for Flat 1, 2 South Hill Park, London, NW3 2SB, and the neighbourhood in which it resides. The property owners would like to modify the flat to suit their growing family needs and to accommodate a better living facility.

Figure 1: Location Plan

Flat 1, 2 South Hill Park

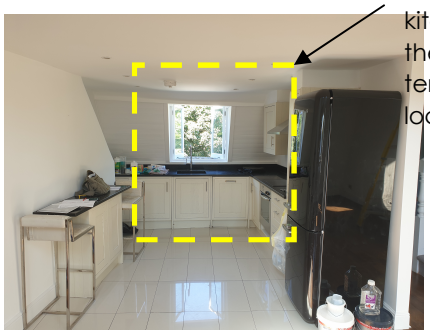
1.2 Condition of Property

Flat 1, 2 South Hill Park is a top floor terrace property. The existing internal spatial arrangement does not accommodate the family's way of living and, hence, needs interior modifications with an external space.

Following the global Covid pandemic, there was no connection with outside space, hence this application seeks to apply for an outdoor terrace space. This has now become a necessity as it allows a connection with the outside and sense of openness with nature.

Rear roof terraces are not uncommon in this area. The flat below and neighbouring properties all have access to an outside rear external roof terrace.

Front view of the property



Location and access to rear terrace

View of rear terrace of property below

View of neighbour's rear roof terrace at same level as this application

Figure 2
Photographs illustrating existing roof terraces

2.0 Relevant Fire Planning Policies

This application is for the reduction of habitable floor area to allow an external space for a roof terrace. This encourages better living standards for the occupants of the top floor flat.

2.3 What should a Planning Fire Safety Strategy Statement include? Questions the level of information required in a PFSS.

Item 2.3.2 states, *The information contained within the PFSS should be specific to the development proposal to which it relates.*

All relevant information submitted should be proportionate to the scope and size for the application. Hence, for a single storey ground floor side extension the information submitted will be relevant to the side extension.

The following information follows the *Fire Safety Policy D12(A),* London Plan Guidance.
Table A1.1 Planning Applications and Information Requirements for D12 (A) denotes the extent of information to be provided for this type of planning application:

Application Type	**Policy D12 (A)**	**Policy D12 (B)**	**Expected Policy Information Requirements**	**Recommended Authoring Competency Requirements**
Householder planning permission	Yes	n/a	Information on space provisions for fire appliances and assembly points (criteria 1). Information on passive and active safety measures (criteria 2). Information and data on construction products and materials (criteria 3). Information on means of escape and evacuation strategy (criteria 4). Information on access and equipment for firefighting (criteria 6).	Application Justification

2.1 Policy D12 (A)
The following items address the points shown in the above Table.

Information on space provisions for fire appliances and assembly points (criteria 1)
3 Guidance on Policy Criteria for London Plan policy D12(A)
3.1.1 To demonstrate developments have met the highest standards of fire safety, proportionate to the development, the following information should be addressed:
1) Identify suitably positioned unobstructed outside space for:
a. fire appliances to be positioned on
The PFSS should identify areas where fire and rescue service pumping appliances can be sited. Ideally areas should be identified on the development site so that they remain in the control of the development. Where this is not possible, the PFSS should set out the implications of not having control of this area and any proposed mitigation measures such as obtaining the agreement of the landowner to keep the area clear for emergencies. The PFSS should also identify suitable access routes into and out of the development, both during construction phase and occupation.
b. appropriate for use as an evacuation assembly point
The PFSS should identify a suitably sized evacuation assembly point for both the construction and occupation phases of the development. Ideally areas should be identified on the development site so that they remain in the control
of the development. Where this is not possible, the PFSS should set out the implications of not having control of this area and any proposed mitigation measures such as obtaining the agreement of the landowner to keep the area clear for an assembly point during an evacuation.

See the accompany Planning Fire Safety Plan, PFSP-100, which shows the unobstructed outside space for the appliances mentioned in 3.1.1 a/b.

Information on passive and active safety measures (criteria 2)
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 PFSS should set out what passive and active fire safety measures have been incorporated into the development, what fire safety code/s have been used and which standards these measures have

been designed to meet, as well as any additional measures that have been included in the development in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.
Passive and active fire safety measures within a building increases the level of personal safety and property protection in the event of a fire. Passive measures are the elementary parts of a building or structure that do not require a reaction or human intervention during a fire. Examples include compartment walls, fire doors and fire-resistant glazing. Passive fire protection is achieved through compartmentalisation, effectively sub-dividing a building into compartments to prevent the spread of fire such as with the use of fire-resistance rated walls, floors and fire doors. Dampers are used to prevent the spread of smoke throughout any ductwork.
Active fire protection systems require a reaction or action to mitigate the effects of a fire. Systems are mostly automatic, such as fire alarms, smoke detectors, sprinkler systems and ventilation systems. Others require manual intervention such as fire extinguishers.

See the accompany Planning Fire Safety Plan, PFSP-100, which showing location of fire extinguishers, fire doors and fire protected walls for the single storey side extension.

Information and data on construction products and materials (criteria 3)

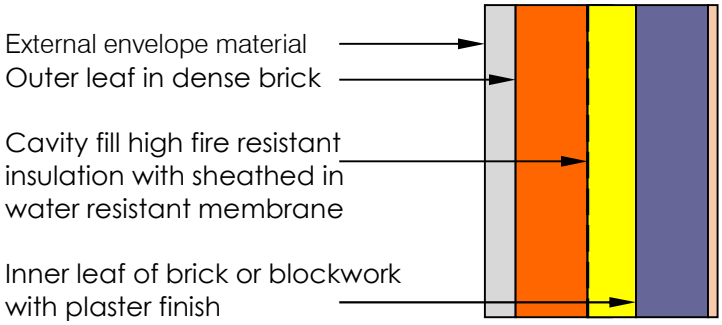
3) Are constructed in an appropriate way to minimise the risk of fire spread
The PFSS should detail the construction methods of the development and the measures that will be taken to limit fire safety risks posed to the surrounding area. Construction methods that could impact the fire safety of neighbouring sites, buildings, occupants etc. must be identified and the risk reduced using suitable fire control measures.
Where possible, construction materials' fire safety information should be provided within the PFSS. It is recognised that owing to individual procurement strategies, such information may not be readily available at the planning stage. The provision of a materials information register displaying the fire safety properties of construction materials will assist in enabling a 'golden thread' (see paragraph 1.2.1 above) of building safety information and ensure that that the design criteria, including the proposed construction method and materials is followed through the construction phase.
The Fire Statement for major developments must include a commitment that the development will not incorporate combustible materials in its external walls.

The following drawings show the standard cavity wall build-ups. These wall build-ups are recognised throughout the building industry, approved by the Building Regulations and other nationwide British Standards.

External Face of Wall

The construction would use dense brick, which would be similar in colour to the existing dwelling (dense brick is considered by far a greater flood resistance). The outside face of the most external walls would be constructed of brickwork, which would be rendered in water-resistant paints and/or coatings (tanking). This would be an acceptable preventative measure from floodwater soaking into the external face of the wall, thus allowing the wall to dry out more quickly. Stainless steel ties would be used in the wall construction.
Coatings would be applied to 500mm above the maximum expected level of flooding. Any measures to improve water resistance will be compatible with the existing wall materials and will allow adequate water vapour transmission to avoid trapping moisture within the wall.

Figure 3: Typical cavity wall construction diagram (NTS)



Insulation to Cavity Walls

Low absorption boards or semi-rigid self-draining mineral wool batts to 500mm above the expected flood level would be considered. Rockwool Flexi is a standard recognised insulation for external cavity walls. Being manufactured from renewable volcanic rock, Rockwool Flexi has very good fire resistant, thermal conductivity and acoustic properties.

Thermal

Rockwool Flexi achieves a reaction to fire classification of A1, as defined in EN13501-1.

Rockwool Flexi has a thermal conductivity of 0.038 W/mK, and 0.035 W/mK at 140mm thicknesses and above

Information on means of escape and evacuation strategy (criteria 4)

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

The PFSS must clearly state how the means of escape for all building users has been considered and planned from the initial design of the development (also see London Plan Policy D5(B5) and its London Plan Guidance). The PFSS should evidence, including through the use of plans, which code/s and standards the means of escape have been designed to meet and any additional measures that have been included in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.

The proposed means of escape will inform the evacuation strategy. The PFSS should justify the proposed evacuation strategy, including by identifying the code / standard that has informed the strategy. The evacuation strategy must be inclusive and appropriate for people with disabilities including mobility, sensory and cognitive disabilities and those who may not speak or understand English as their primary language.

See the accompany Planning Fire Safety Plan, PFSP-100, which showing the means of escape and evacuation strategy.

Information on access and equipment for firefighting (criteria 6)

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

The PFSS should identify how emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included into the scheme; temporarily for the construction phase of the development; and permanently for the occupation phase. The author should ensure and confirm in the PFSS that there is an adequate firefighting water supply.

See the accompany Planning Fire Safety Plan, PFSP-100, which shows the suitable access and equipment for firefighting in proportion to the single storey ground floor side extension proposal.

3.0 Design

The following information describes the design which follows the principles set-out in the design criteria 2.2 Camden Planning Guidance: Home Improvements.

Roof Terrace Appearance

- It will respect the form and proportions of the original roof
- The external roof terrace faces towards the back of the property.
- It will be sympathetic to the style and character of the house and complementary to the surrounding buildings
- The roof terrace reduces the internal floor area as this is needed for eth external terrace, thus reducing the existing massing

- A glazed handrail will be installed thus preventing additional physical and visual weight of heavy dense materials, such as brick that so often detracts the design aesthetic and produces a cumbersome aesthetic instead.
- The terrace is subservient to the main roof.
- Will be in accordance with Part K Building Regulations

3.1 The Design Parameters

The rear-facing roof terrace adds a much need external space, thus increasing the living standards.

The internal spatial layout would be modified to enable better circulation of movement and use of rooms.

The appearance uses a minimum palette of materials:

- The glazed handrail can be considered a reduction in material due to its transparency
- A double-glazed door and windows will allow access from inside to outside.

4.0 Appendix

Information within the document refers to the document provided by:

- *Fire Safety Policy D12(A),* London Plan Guidance, March 2021
- *Home Improvements*, Camden Planning Guidance, January 2021
- *Design,* Camden Planning Guidance, January 2021
- *Conservation Area Statement, South Hill Park*, Camden
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 2021
- The London Plan, Spatial Development Strategy for Greater London, Mayor of London, 2021