

133 LEIGHTON ROAD LONDON NW5 2RB

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PLANNING FIRE SAFETY STRATEGY

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INTRODUCTION

This Planning Fire Safety Strategy statement is in support of the application of the proposed scheme for 133 Leighton Road, London NW5 2RB

The proposals seek to revert the property to a single dwelling and add a side infill extension at lower ground floor.

SITE ANALYSIS

The property is a four storey early Victorian mid-terrace situated on Leighton Road which runs west to east from Kentish Town Road to Brecknock Road. The property is not listed and is not in a Conservation Area.

The area is largely made up by a mix of buildings ranging from Victorian terraces and large detached and semi-detached properties, to more recent post-war modern additions.

133 Leighton Road is currently two units with the lower ground floor basement used as a separate apartment with its own entrance. The upper three storeys use the main door entrance and is currently a three-bedroom house. Access to the garden is via a steel staircase. This type of separation is common on the street as evidenced by similar staircases on other properties.

PROPOSALS

The proposal is to return 133 Leighton Road to the original form of one single family dwelling.

In order to make the lower ground floor suitable as the main kitchen, dining and living area an infill extension is proposed between the existing outrigger and the party wall.

By creating the side return extension, a more open plan arrangement is possible which is the spatial arrangement preferred by the applicant. The rear elevation has been designed to appreciate the garden and have an informal dining area with windows opening onto this.

Access to the lower ground floor is proposed through the former small kitchen at upper ground floor. In doing so a new double height space is created. Views of the garden will be seen when descending the stairs into the open plan basement.

The glazed lean to element of the scheme will allow natural light above the kitchen area. The glass specified for this area will be such that privacy of occupants and neighbours will be maintained.

PLANNING FIRE SAFETY STRATEGY

As required in the Policy D12 of the London Plan (2021) below is the breakdown of the Fire Safety Strategy for the proposed development.

1. Information on space provisions for fire appliances and assembly points. The property is a mid-terrace house on Leighton Road, NW5, which runs west / east from Kentish Town Road to Brecknock Road. None of the proposed works will affect the access for the fire brigade to the site. Due to the scale of the development, there is no designated location for Fire Appliances.

Public realm is easily accessed from the building. The assembly point should be located far enough away from the building to afford protection from heat and smoke in a fire situation but not so far away as to discourage people from using it.

2. Information on passive and active safety measures. The proposed development will need to comply with Building Control regarding Fire Regulations.

a. As such new fire alarms and smoke alarms (**active measures**) will be reassessed and repositioned throughout the property. This will be checked and signed off by the appointed Building Control Officer. It is important that the users maintain their fire alarms and it is suggested that they should be tested on the frequency recommended by the current regulations as well as by the manufacturer.

b. To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire control zone. This will be done by ensuring that fire doors (FD30) are in place (**passive measure**) into all habitable rooms (bedrooms, living, kitchen, dining).

3. Information and data on construction products and materials. The new extension will be constructed in similar materials or in keeping with the existing, such as brickwork, blockwork, timber joists, rigid insulation. All will be Building Regulation compliant.

4. Information on means of escape and evacuation strategy. Appropriate evacuation.

As mentioned above, the family dwelling will be accessed from the entrance on the main façade on Leighton Road. This will allow safe exit to the assembly point.

5. Information on access and equipment for firefighting. The application site is a mid- terrace house with direct access to Leighton Road from upper and lower ground floors.

Due to the size and location of the property, there is suitable access for equipment for fire-fighting from Leighton Road.