

February 2024

FIRE PLANNING STRATEGY STATEMENT

This document addresses the requirements set out in Policy D12 – Fire Safety, which is part of the new London Plan adopted in March 2021

Given that this is an application relating to a residential extension (not adding any further habitable floors or a significant amount of footprint), the level of detail is limited but relevant. Each of the policies requirements are addressed in as much depth as possible.

1. IDENTIFY SUITABLY POSITIONED UNOBSTRUCTED OUTSIDE SPACE:

- a) For fire appliances to be positioned on
 - b) Appropriate for use as an evacuation assembly point
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- o This is an existing terraced property that is located on a public road, wide enough for fire engines to be easily driven down. This would be no different to all the other existing residential streets throughout London and the local area.
 - o In the event of a fire, residents would leave the property via their main stair and the front door to a safe location outside of the building.
 - o If required, the rear garden could also provide an additional place of refuge in the event of a fire.

2. 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

- o The property will be served by interconnected smoke/ heat alarms
- o A heat detector is installed within the Kitchen and connected to the main smoke alarm.

- Additional smoke/heat detection is to be confirmed by Building Control in accordance with the regulations set out in Approved Document Part B.

3. ARE CONSTRUCTED IN AN APPROPRIATE WAY TO MINIMISE THE RISK OF FIRE SPREAD

- Fire Rated Doors (minimum FD30 rated) will be installed to all habitable rooms off the main stairwell. All doors will also be fitted with fire rated hinges with maximum 3mm gaps between fire door & frame.
- All doors, frames and seals are to be specified and installed in accordance with British Standards.
- All existing and new wiring to be installed, tested, and commissioned by a competent and sufficiently qualified person in accordance with British Standards and Approved Document P.

4. PROVIDE SUITABLE AND CONVENIENT MEANS OF ESCAPE, AND ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS

- The property is located over three floors, with a front door at ground level as well as two doors leading onto the garden. These offer a secondary means of escape from the property
- Residents should ensure that their hallways are left clear of obstructions to maintain a safe fire escape route.
- As this is a private property, it is up to the resident to implement the fire escape route and understand a plan of action if a fire was to occur.
- The nearest Fire Station to Belsize Road is Belsize Fire Station, located at 87 Kingston Rd, London SW19 1JN

5. DEVELOP A ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED, AND WHICH ALL BUILDING USERS CAN HAVE CONFIDENCE IN

- This is a private residential property and therefore the recommended evacuation strategy is simple and ultimately up to the homeowner to implement.

6. PROVIDE SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING WHICH IS APPROPRIATE FOR THE SIZE AND USE OF THE DEVELOPMENT

- As this is a residential property, there would not be any specific firefighting equipment provided- this would be up to the homeowners to provide although it would be recommended
- Access for the fire brigade would be from the main front door at street level (ground floor)