

PLANNING FIRE SAFETY STRATEGY (PFSS)

London Plan Policy D12A, Fire safety
75 Hillway, London N6 6AB

May 2024, rev00



1.0 INTRODUCTION

1.1. Purpose of this Document

1.1.1 This Planning Fire Safety Strategy (PFSS) has been prepared to demonstrate compliance with Policy D12 (Fire safety) of the London Plan.

1.2. Site Address

1.2.1 75 Hillway, London N6 6AB

1.3. Description of proposed development

1.3.1 Refurbishment and external alterations including application of external insulation and replacement triple glazed windows in order to significantly improve the thermal performance of the existing property.

1.4. Relevant Experience

1.4.1 This statement has been completed on behalf of Patalab Architects LLP, an RIBA chartered architects practice. This statement has been checked by an ARB qualified architect prior to submission.

1.4.2 We are thought to have appropriate knowledge and understanding of Part B of the Building Regulations commensurate with the size, scope and complexity of the proposed development.

1.5. Permission Sought

1.5.1 Householder planning consent.

1.6. Relevant Criteria

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)

2.0 POLICY D12 FIRE SAFETY

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:

Criteria 1, Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on
- b) appropriate for use as an evacuation assembly point

2.1.1 The arrangement will remain as existing, with a possible London Fire Brigade fire appliance positioned on Hillway. The front door is 23m from the road. Once inside the house, it is 16m to the furthest point on the ground floor, and 22m to the furthest point on the 2nd floor.

2.1.2 The proposed development is therefore within the Approved Document Part B guidance that states for dwellinghouses there should be vehicle access for a pump appliance to within 45m of all points within dwellings.



Criteria 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

2.1.3 A linked Category LD1 Grade D2 fire detection and alarm system is proposed.

2.1.4 LD1 alarm systems are installed throughout domestic premises. Detectors are fitted in all areas that form escape routes, and in all rooms other than those that have a low risk of ignition, such as bathrooms and toilets.

2.1.5 Grade D2 system of one or more mains-powered detectors, each with an integral standby supply consisting of a user-replaceable battery or batteries.

2.1.6 The goal is to provide the earliest possible warning for occupants to ensure the preservation of life.

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

2.1.7 The new elements will be designed to meet the requirements of Building Regulations Approved Document Part B Volume 1 Dwellings, including fire ratings of proposed materials, firestopping and build-ups as required.

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

2.1.8 Escape is possible to the road from ground floor via the front garden.

2.1.9 The proposal does not seek to alter the existing escape route to the final escape point, which comprises a single stairwell serving all floors. All doors leading on to the stairwell will be fire rated in accordance with Building Regulation Approved Document Part B Volume 1 Dwellings.

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

2.1.10 Emergency access to the property will remain as existing; via the front of the property.