

Fire Safety Strategy

Burghley Road

87 Burghley Road

London

NW5 1UH

Introduction

Architecture Everything has prepared this Planning Fire Safety Strategy on behalf of our client, for who we are acting as planning agent/Architect. It has been produced to support a planning application for a proposed development at 87 Burghley Road, London, NW5 1UH

The document has been prepared by a professional architect who is qualified to prepare the report as this would constitute a minor development.






Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in Policy D12(A)(1-6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A).

The report also has been prepared with regard to current London Pre-Consultation Draft guidance in relation to Fire Safety.

The table on the next page assesses the proposed development in relation to each criteria in Policy D12(A) setting out how the proposed development will comply with the relevant parts of the Policy.

Fire Safety Statement

Policy Part	Requirement	Measure	Compliance
1	Suitably positioned outside space for (a) Fire Appliances, and (b) evacuation assembly point	No changes to access or egress are included in this development. The site's layout and design will continue to allow unobstructed access for fire appliances and resident evacuation via existing routes	
2	Features reducing risk to life and serious injury	Install a Grade D2 Category LD3 fire detection and alarm system. Hardwired, interlinked smoke detectors in circulation spaces and a heat detector in the kitchen. All habitable rooms must have an escape window or door to an external safe space	
3	Constructed to minimise risk of fire spread	To prevent fire spread between buildings: External wall surfaces will be class B-s3, d2 or better if within 1000mm of the boundary, with unprotected areas (windows and doors) limited to 5.6sqm within 1000mm and 12sqm at 2000mm from the boundary.	
4&5	Suitable and convenient means of escape and evacuation strategy & Robust strategy for evacuation	strategy Given the minor nature of the proposals to this existing residential dwelling and the it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe, access and egress from the property in the event of fire can be easily attained through the primary	
6	Suitable access and equipment for firefighting, appropriate for size and use of development	The proposed development is for minor works to a residential dwelling and will retain the existing access/egress to the site, and the site has access to mains water, both of which are sufficient for the size and use of the proposed development.	

Conclusion

This Planning Fire Safety Strategy has been developed on behalf of our client for the development at 87 Burghley Road, London, NW5 1UH.

The strategy has been developed by professionals with competencies that are commensurate with the size, scope, and complexity of this project.

The strategy (in the preceding table) outlines the site specific elements of the proposals that ensure the development will attain the highest standards of fire safety. The table demonstrates compliance with London Plan Policy D12(A)