

Fire Safety Strategy

Project number: 185

Project address: 56 Howitt Road, NW3 4LJ

Date: 23 September 2024

Revision Number: 01

This statement is supporting the householder application at the above address, and it has been prepared in accordance with items 3.12.3, 3.12.4 and Policy D12 Fire Safety of the London Plan.

This application is proposing a dormer at roof level to the rear elevation and an additional skylight to the front elevation. The new dormer will allow additional space for an ensuite. No other changes are proposed.

Access to the building will not be altered and it is through a timber glazed door on Howitt Road on the ground floor level. There is a second access door at basement level in the lightwell. To comply with Policy D12 Fire Safety the following will be implemented:

- Escape route from ground floor and upper floors to main entry door on the ground floor.
- Escape route from basement to secondary door at basement level.
- New internal walls constructed to achieve a fire rating of 30 minutes.
- All doors to bedrooms, living room and kitchen to have a fire rating of 30 minutes.
- Installation of heat detector in kitchen area on the ground floor.
- Installation of smoke detectors on all landings/corridors as shown on the drawings.
- Heat detector and smoke detectors to be interlinked and with battery backup.

The assembly point is at the front of the building, outside on the external paving as shown on the ground floor plan. Fire appliances will be located on the street and fire rescue services will be able to access the property from the entry doors on both ground floor and basement.

Please refer to the following drawings for more details:

- 185_GFA_X0_BP_DR_2030 – Proposed Basement – Fire Strategy Plan
- 185_GFA_X0_L0_DR_2031 – Proposed Ground Floor – Fire Strategy Plan
- 185_GFA_X0_L1_DR_2032 – Proposed First Floor – Fire Strategy Plan
- 185_GFA_X0_L2_DR_2033 – Proposed Second Floor – Fire Strategy Plan
- 185_GFA_X0_L3_DR_2034 – Proposed Third Floor – Fire Strategy Plan