

PLANNING FIRE SAFETY STRATEGY

11 BUCKLAND CRESCENT, BELSIZE PARK, NW3 5DH

NOVEMBER 2024

1 INTRODUCTION

- 1.1 This Planning Fire Safety Strategy (PFSS) has been prepared in order to support the planning application at No.11 Buckland Crescent, London, NW3 5DH;

“Front/side extension at upper ground floor level over existing lower ground floor level addition; enlargement of existing rear roof terrace at upper ground floor level.”

- 1.2 The purpose of this PFSS is to set out how the proposed development considers fire safety in accordance with Policy D12 of the London Plan 2021.
- 1.3 Policy D12(A) outlines how development is to achieve the highest standards of fire safety whilst Policy D12(B) sets out the requirement for major developments to be accompanied by a Fire Statement.
- 1.4 Fire safety for this development may be suitably reviewed using a Reasonable Exception Statement and this statement should be viewed in that context. However, as a matter of good practice, and because it may alter some of the existing fire safety measures, this statement nevertheless aims to demonstrate consideration of and compliance with Policy D12(A). Policy D12(B) is not considered to apply.
- 1.5 This Planning Fire Safety Strategy does not demonstrate compliance with the Building Regulations or any other fire safety legislation but sets out the ways in which the proposed development *may* meet the objective of achieving the highest standards of fire safety as set out in the London Plan. Regardless of the content of this statement, the proposed development and application property will be expected to meet the building regulations approved documents, any subsequent fire safety engineering / specialist input and other applicable fire safety legislation.

2 LONDON PLAN POLICY D12(A)

IDENTIFY SUITABLE UNOBSTRUCTED OUTSIDE SPACE

- 2.1 The existing public highway to the front can continue to provide a suitable assembly point in case of evacuation. There is no access to the rear garden from the apartment and it is not considered that such access would necessarily provide suitable refuge in any case.
- 2.2 Access to the site by fire fighting appliances will not be hindered as a result of the proposed development. Firefighting appliances are expected to continue to access the site via the public highway.

INCORPORATION OF FEATURES TO REDUCE RISK TO LIFE

- 2.3 Where these do not already exist, it is expected that smoke and heat detection and alarm sounders will be installed within the apartment to meet the current Building Regulations requirements as set out in AD'B. This should alert occupiers in the event of a fire allowing appropriate action / evacuation. The work to the apartment, and specifically any fire detection and alarm system, may be required to be interlinked with any existing fire safety system(s) for the broader building.
- 2.4 In addition to active warning system(s) it is expected that the apartment will maintain passive protection using physical fire measures such as fire doors maintaining fire separation in accordance with the building control regulations. In particular, a compartmentalising entrance lobby to the apartment is to be maintained using fire resisting construction (walls and doors). Where pipes, ducts and services penetrate fire resisting construction (including floors) these will be expected to be fitted with appropriate dampers.
- 2.5 Details of fire safety measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist / fire officer for the wider building.

CONSTRUCTION METHODS

- 2.6 The proposed construction is expected to make use of masonry and timber materials. Walls are expected to be constructed of solid masonry with a perimeter parapet. Any timber structure within 1m of boundaries would be expected to be

provided with fire protecting lining board material / finished coating. Flat roofs will be expected to achieve National Class Rating AA, AB or AC (or equivalent).

- 2.7 It is expected that materials and installations used will meet the requirements of Part B of the Building Regulations, including fire protection to structural elements and internal linings etc.

EVACUATION STRATEGY

- 2.8 In the event of a fire, the occupants of the apartment will be expected to evacuate the property, primarily through the main entrance. The development is not expected to hinder the existing means of escape. Windows to the front of the apartment are expected to be suitable as additional means of escape, for example having clear opening areas of at least 0.33sqm.
- 2.9 The proposed development will remain clear of the existing escape route so is not expected to create potential hindrance to the escape from other parts of the building by other occupants.
- 2.10 The development is not expected to change any pre-existing evacuation strategy.
- 2.11 The overall fire safety strategy of occupiers should be formulated in conjunction with and consideration to any pre-existing (or future) fire safety strategy for the building as a whole. This should be reviewed periodically, ie: annually, by the Responsible Person for the building as well as all occupants.

ACCESS FOR FIREFIGHTING

- 2.12 The proposed development uses an existing building which will be extended / altered. The changes to the building are not expected to hinder access for firefighting nor change the way in which the fire service may need to act or access the site in the event of a fire either during the construction phase or in occupation.
- 2.13 Details of access provisions are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary Fire Safety Specialist.

3 CONCLUSION

- 3.1 The above considerations and indicative measures demonstrate that the development is able to comply with the requirements of London Plan Policy D12(A) and may be considered acceptable with regard to fire safety planning.

POLICY COMPLIANCE

- 3.2 London Plan Policy D12 and associated guidance does not stipulate who should author each RES or PFSS only that their background, knowledge, understanding and qualifications be commensurate with the size, scope and complexity of the proposed development with authors for smaller schemes justifying their competence.
- 3.3 Nieves Design Space Ltd do not consider ourselves fire engineers or as having the necessary expertise to write comprehensive Fire Statements or PFSS for *all* types of developments, such as projects incorporating lift installations. We believe that we have the necessary qualifications, knowledge and understanding to prepare this statement for this development, having worked as designers and planners on a significant number of relevant projects and having in depth knowledge of the building regulations, the requirements, their interpretation and how they can be applied practically on sites. We maintain continuous professional development including in the field of fire safety and hold guest membership of the Association of Specialist Fire Protection.
- 3.4 It is the responsibility of Local Planning Authorities to take reasonable steps to satisfy themselves there is no reason to doubt the content and conclusions presented here.