

PAYTE

ARCHITECTS LONDON

FIRE SAFETY STATEMENT

FIRST FLOOR FLAT, 3 AGAR PLACE, LONDON. NW1 0RG

STAGE 2 - PLANNING / RIBA STAGE 3

London Plan Policy D12 (Fire Safety)

The London Plan Policy D12 states that in the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety and ensure that they:

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. 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;
3. Are constructed in an appropriate way to minimize the risk of fire spread;
4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users;
5. Develop a robust strategy for evacuation which can be periodically updated and published, in which all building users can have confidence; and
6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party suitably qualified assessor. The statement should detail how the development proposal will function in terms of:

1. The building's construction: methods, products and material used, including manufacturers' details;
2. The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;
3. Features which reduce the risk to fire: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
4. Access for Fire Service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
5. How provision will be made within the site to enable fire appliances to gain access to the building; and
6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety / protection measures

Building Construction

- The building to be constructed in accordance to following fire code of practice:
- BS EN 1992-1-2(2004) COR 1 - General rules - Structural fire design
- BS EN 1993-1-2 (2005) COR 3 - General rules-Structural fire design
- BS EN 1993-1-2 (2005) COR 3 - General rules-Structural fire design
- BS EN 1994-1-2(2005)+A1(2014) COR 2- General Rules - Structural Fire Design
- BS EN 1995-1-2 (2004) COR 2 - General-Structural fire design
- BS EN 1996-1-2 (2005) COR 1 - General rules-Structural fire design

• To limit the spread of fire within the building, all wall and ceiling linings will be in accordance to BS 9999 - Code of practice for fire safety in the design, management and use of buildings for residential home.

Construction, Design and Management Regulations

- Design projects undertaken in the UK are subject to the requirements of the Construction (Design and Management) Regulation 2015, the objective of which is to ensure that health and safety issues are properly considered during a project's design and development so that the risk of harm to those who have to construct, use and maintain the building is reduced.

- In accordance with Regulation 3 of the CDM regulations, the client to take due care to employ relevant specialist to minimize potential hazards associated with the design. Where elimination is not reasonably practicable, client will be required to provide pre-construction information in respect of any significant and / or unusual project-specific hazards that remain to Building Control.

Means of Escape Provision

The evacuation strategy for the residential building is based on a simultaneous evacuation philosophy. Thus, the fire alarm system will be configured such that all occupants in the building are evacuated at the same time in the event of a fire emergency.

- A Category L4 (BS-5839-6-2019 Fire Detection and Fire Alarm Systems for building) fire detection and alarm system will be provided in the hall and corridor. Additional, fire and smoke detector to be installed in the kitchen for enhancement.

- The layouts have been designed to meet the maximum permissible travel distances permitted within BS 9999:2017 based on the use of the space.

Features Incorporated to Reduce the Risk to Life

- Smoke detector to be provided in the kitchen.

Fire-Fighting Access to the Building

- The building as public carriageway at the front for vehicle access.

Measures to Protect the Building Fire Safety Strategy

- Any future modifications to the scheme will be subject to Building Regulations approval and should consider the base build fire strategy, such that fire safety measures are not compromised within the renovation.

Conclusion

The fire supplementary safety statement has been prepared to outline the approach and provisions relating to fire safety for 3 Agar Place for compliance with London Plan Policy D12. The fire safety of the proposed application and the fire safety information satisfy the requirements of Policies D12.

This statement demonstrates that the proposals have considered fire safety and the further fire strategy will be based on these principles.