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Planning Fire Safety Strategy London Plan Policy D12(A)

20 Hemstal Road, NW6 2AL

To accompany a full planning application

Introduction

The Proposed development is located at 20 Hemstal Road and is classified as a non major development. The site is located within the Camden Area. The existing Use Class is C3 and the proposed works do not alter this.

The proposed works are comprised of; Introduction of four rooflights on the rear slope of the main roof and a flat rooflight on the flat part of the main roof. Increasing the bin store area in the side passage; Providing secure bicycle storage; Proposed fence on top of the existing boundary wall.

This PFSS has been prepared by Mojdeh Kazemi for and on behalf of Tierney Architects Ltd. The Director, Paul Tierney RIBA, ARB, PgPMA, BArch BA (Hons), BSc (Hons) has been trained as a fire marshal at Somerset House and is responsible for Fire Strategy at the Tierney Architect's place of work.

London Plan Policy D12(A) Flooding

In accordance with guidance on Policy Criteria for London Plan policy D12(A), the following 6-point plan will demonstrate that the development has met the highest standards for fire safety proportionate to the development:

- 1) Clearly identify suitably positioned unobstructed outside space for:
 - a. fire appliances to be positioned on,

In the event of an emergency, it is proposed that fire and rescue services will be stationed at the front of the property on Hemstal Road where they will have clear access to the property and nearby hydrant points - please refer to drawings IN-056 & IN-057.

b. appropriate for use as an evacuation assembly point.

The main building contractor will be advised to establish a fire safety point on Hemstal Road at the junction between Nos 15 & 17 on the opposite side of the road. This is far enough from the property so-as to remain safe but close enough to the location of the fire and rescue services in order to brief the emergency services on any trapped members of staff or the public. It is also proposed that the occupying family also employ this assembly point - please refer to drawings IN-056 & IN-057.

2) Ensure the highest standards for fire safety are designed to incorporate appropriate features that will 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.

The whole design has been designed in accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments. All doors opening onto/from the entrance hall and main stair core are designed to provide a minimum 30/30 fire protection ensuring a safe route of escape is maintained. This also provides compartmentation limiting the spread of fire within the property. Heat detectors will be fitted in the kitchen with some detectors added to each landing as well as each room in order to act as an "early warning" system maximising the availability for the occupants to raise the alarm and evacuate the property.

3) Ensure the works are constructed in an appropriate way to minimise the risk of fire spread.

All materials used on the planned escape route (entrance hall and main stair core) will be specified to limit the spread of flame in accordance with Table 4.1 of Approved Document B (as referenced above). The location of fire doors have been strategically positioned in order to limit the spread of fire within the property.

Any gaps in the party walls (sometimes noted within lofts) are to be filled and closed with a fire-stop barrier and then lined with fire-line plasterboard sealed around the perimeter of the wall with intumescent corking. In addition to this, all external material within 1m of an adjoining property will be specified as non-combustible preventing the spread of fire between adjoining properties.

4) The design provides suitable and convenient means of escape and associated evacuation strategy for all building users.

The current building occupiers are familiar with the building layout and their existing fire strategy is to be updated to reflect the small changes to the escape route. The main entrance and stair core are to be used as the primary means of escape and have been designed to meet the needs of all building users.

5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

The property is a single family dwelling and the owners of the property have a fire strategy plan which they will update and relay to other family members to reflect any subtle changes brought about by the planned works.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

As this is a single family dwelling, all fire fighting equipment is to be provided by the fire and rescue services. The family escape plan consists of keeping the main entrance and stairs core free from clutter and combustable materials to main a safe route of escape. This same route is intended to be the principle access for the fire and rescue services.

This PFSS prepared by Mojdeh Kazemi for and on behalf of Tierney Architects Ltd. 14th November 2024.