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8 AKENSIDE ROAD, LONDON NW3 5RA

# FIRE SAFETY STRATEGY (PLANNING STAGE)

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## JOHN ALLSOPP STUDIO LTD

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## INTRODUCTION

This report outlines the planning stage Fire Safety Strategy (FSS) for Ground Floor Flat, 8 Akenside Road. The property is residential, semi-detached and occupies one floor.

Any figures/drawings included within this strategy are for illustrative purposes only, intended to convey the key features and objectives of the fire strategy. Reference is to be made to the detailed architectural layouts.

The information contained in this document is intended to address the functional requirements of Parts B1 – B5 of the Building Regulations 2010 only, as outlined below:

- Requirement B1: Means of warning and escape
- Requirement B2: Internal fire spread (linings)
- Requirement B3: Internal fire spread (structure)
- Requirement B4: External fire spread
- Requirement B5: Access and facilities for the fire service

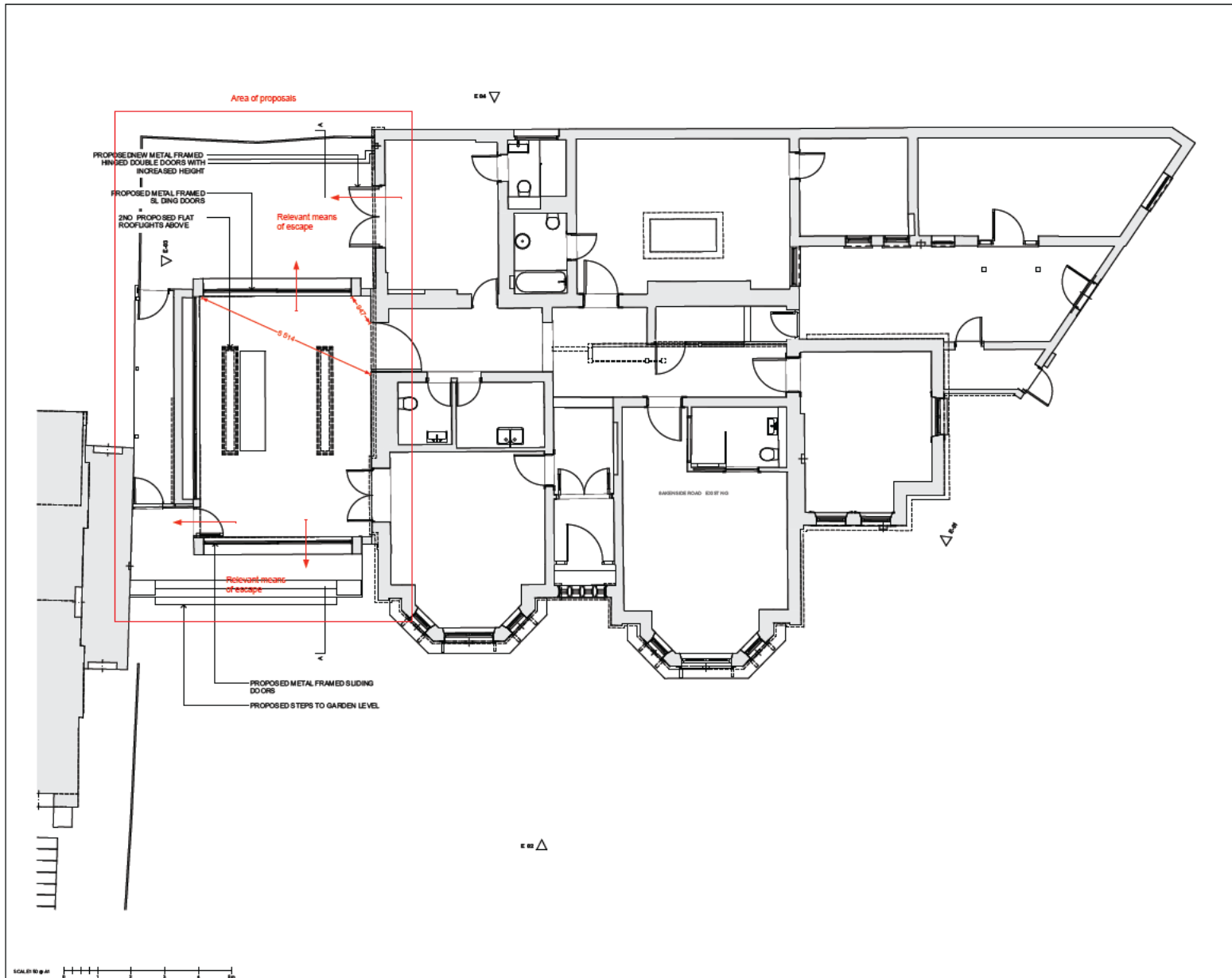
This report was produced by John Allsopp, Architect.  
John has worked in the architecture industry for over 30 years and has been a fully registered Architect since 2001.

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## EXCLUSIONS

The FSS does not:

- Set out to specifically address insurance requirements, risks to business continuity or property protection. Recommendations or guidance provided for life safety purposes may or may not be beneficial with regard to these issues.
  - Address fire precautions during the construction works for which the risk and hazard from fire are often greater. It is recommended that the guidance issued by the Health and Safety Executive (HSE) be consulted accordingly.
  - Represent a design or specification; it is a series of principle recommendations that others may consider and relate to the design of the building as appropriate.
  - Constitute a fire safety management strategy.
  - Satisfy the duties of the 'responsible person' to carry out a fire risk assessment under the Regulatory Reform (Fire Safety) Order. Note that the responsible person has yet to be identified for this building.
  - Satisfy duties under Regulation 38 of the Building Regulations to provide the building management team / owner / responsible person with a package of as built information. This duty is handled by the principal contractor, albeit this document shall be updated throughout construction to reflect design development.
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**A/S**  
JOHN HALLGROVE STUDIO LTD  
ARCHITECTURE & INTERIOR MANAGEMENT  
020 7474 1111

Project Ref: **MDA**  
Notes Specific to this Drawing

**General Notes**  
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Project North: 

Key Plan: 

Rev	Ch	Description

Status: **PERMISSIONS**  
**PROPOSED GROUND FLOOR PLAN**

**A 3 1101**

Revision:   
Issue Date: **8 Jan 2025**

## LONDON PLAN - FIRE SAFETY POLICY D12(A)

Policy ref	Requirement	Measure	D12(A) Compliance
1	Identify suitably positioned unobstructed outside space for fire appliances & space for use as an evacuation point	No material alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to ensure that unobstructed access can be provided for fire appliances to access the property, and for evacuation of residents of the property via existing routes.	Yes
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	Fire detection and alarm system to a minimum Grade D2 Category LD3 standard (BS 5839-6:2019). A mains-operated, hardwired and interlinked smoke detector system to be installed within the circulation space at all levels and a heat detector in the kitchen area. Multiple escape routes available from the ground floor to a final exit.	Yes
3	Are constructed in an appropriate way to minimise the risk of fire spread	The existing and proposed building methods have been chosen to resist fire spread All habitable rooms are fitted with fire doors.	Yes
4	Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	Given the minor nature of the proposals to this existing residential dwelling, it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient and safe access end egress to/from the property in the event of fire, can be easily attained through the primary and secondary entrance and exists to/from the property. See plans on previous page, and those attached to the application.	Yes
5	Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	As above	Yes
6	Provide suitable access and equipment for fire-fighting which is appropriate for the size and use of the 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, sufficient for the size and use of the proposed development.	Yes

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