



Dear Team @ Camden Council

Address : 42A Denning Rd London NW3 1SU

**Planning Fire Safety Strategy.**

- The proposed works relate to the construction of a Rear extension and internal refurbishment throughout the property.
- Although this project constitutes of a minor development, a dedicated means of escape must be preserved by retaining the protection to the staircase and landing space.
- This Planning Fire Safety Strategy should be read in conjunction with the submitted Fire escape routes.
- As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

**The property is a terraced mews house. As a result, the fire brigade access will remain the same as it is now.**

- Due to the scale of the development, there is no designated location for Fire Appliances.
- Regarding appropriate evacuation in the event of a fire. There is currently only two locations which is to the front of the property via the main entrance door and the rear garden.

**The proposed development will need to comply with Building Control regarding Fire Regulations.**

- As a result, the new development will fully comply with fire safety regulations, incorporating fire-rated walls, ceilings, and FD30 fire-rated doors. In addition, with all new smoke alarms, heat detectors, and carbon monoxide detectors will be installed throughout the property to ensure comprehensive safety and compliancy. The assigned Building Control Officer will review and sign this off.
- To minimise the risk of fire spreading throughout the property, the proposed strategy is to designate the hallway as a fire control zone. This will primarily be achieved by installing FD30 fire-rated doors at all functional areas that connect to the hallway and landing areas. If a fire door strategy is to be deemed unacceptable, and an alternative fire-engineered solution will be proposed to Building Control for approval to ensure compliance with fire safety regulations.
- The hall is a fire-controlled zone with FD30 doors, as stated above. Along with the necessary fire alarms, this would imply that in the event of a fire, there is a clear method of escape and a warning system to ensure that inhabitants may leave as per the issued fire escape route drawing.
- The final exit from the protected hallway is via the main entrance front door. In addition the garage will have its own exist.
- Due to the scale of the development and the size of the house, it is necessary that the user maintains the fire alarms, which should be inspected at least once a month to guarantee that the alarm system works.



- Materials used in the development will be certified to the latest standards and fit for purpose.
- Please see the enclosed plans of the fire escape routes & alarm plans
- If there is any additional information that you require please do not hesitate to contact me.

Yours sincerely

**Jack Schneider**  
Director

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