

5657/FS/001/BC

18<sup>th</sup> March 2025

## **4b Belsize Park, London NW3 4UN**

### **Fire Strategy**

The proposed roof alterations and internal changes at 4b Belsize Grove is classed as minor development and will not change the risk of fire to the building. However, the proposal does provide the opportunity to incorporate features to further enhance the fire safety aspects of the property in accordance with Policy D12A of the London Plan. These will be proportionate to the scale of the development and have been clearly annotated on the submitted plans. They include the following:

1. Active fire safety measures include –fire extinguisher and fire blanket in kitchen area, and smoke and heat detectors (as detailed on the submitted plans). This will be in accordance with current guidelines.
2. The existing third floor windows are emergency egress which will allow occupants to escape, if necessary. There will also be roof terraces to the front and rear for alternative means of escape if necessary.
3. Passive fire safety measures include – FD20 Fire doors, and steel structures coated with intumescent paint.
4. All materials will be fit for purpose and be certified in accordance with the latest legislation, including current building regulations standards.
5. The means of escape routes are as existing through the front communal door. This leads to clearly defined congregation points on the roadside pavement (the pavement position is the same as present and is the only option to the front because of the size of the front area), and the rear garden, if the front access is blocked.
6. The front door will still be clearly viewed from the front and helps ensure access for firefighters and equipment. Given the size of the front drive, firefighting equipment will be roadside as existing, and...
7. All fire safety features within the building will comply with current regulations and be signed off by Building Control.