

# PLANNING FIRE SAFETY STRATEGY

SITE: 30 Denning Road, London, NW3 1SU  
DATE: 2 May 2025  
REFERENCE: 755-013-003-A



## 1.0 INTRODUCTION

- 1.1 The site at 30 Denning Road is located within the Borough of Camden and within Hampstead Conservation Area. The building is not listed.
- 1.2 The intention of the scheme includes the following:
  - i. Remove existing rear dormer to create a new wider dormer with a balcony.
  - ii. Relocation of existing front dormer into the center of the main front roof.
- 1.3 This Planning Fire Safety Strategy addresses the requirements of London Plan Policy D12(A).
- 1.4 The existing house comprised of five floors including the loft space which has been converted into a bedroom and a lower ground floor and raised ground floor which are part of a separate self-contained flat.
- 1.5 All the floors have 55sqm and the loft is 22sqm. The top floor is 10m above the street level. At each level there is a protected hall or landing including the staircase.
- 1.6 The fire safety measures will meet or exceed the requirements of Approved Document B, Volume 1 Dwellings: 2019 edition incorporating 2026 and 2029 amendments. This document is considered the most relevant guidance for this type of building.
- 1.7 The dwelling is not a large dwellinghouse as defined in Approved Document B1, paragraph 1.5.

## 2.0 COMPETENCE

- 2.1 Andrew Dobson Architects is a RIBA chartered practice. Over the last fifteen years the practice has worked on over five hundred residential projects of varying degrees of complexity, layout and design. The practice is very familiar with the fire requirements for a standard domestic property.
- 2.2 On a complex or unusual project the practice would seek the input of a qualified fire consultant. This project is not unduly complex and easily within the remit of a qualified and competent architect familiar with single-family dwellings and the requirements of Approved Document B1.
- 2.3 The practice has the competency to prepare the Planning Fire Safety Strategy in this instance because we are very familiar with this type of building plus the design is straightforward and not overly complex.

## 3.0 CRITERIA 1: FIRE APPLIANCES AND EVACUATION ASSEMBLY POINT

- 3.1 Planning Policy D12(A), criteria 1a requires that the PFSS identifies where fire and rescue service pumping appliances can be sited. Ideally areas should be identified on the development site so that they remain in the control of the development. Criteria 1a also requires that the PFSS identifies suitable access routes into and out of the development during construction and occupation.



- 3.2 The site at 30 Denning Road is not large enough to allow fire appliances to enter the site. Fire appliances will park on Denning Road outside the site. Access to the building would be via the front door onto Denning Road.
- 3.3 Planning Policy D12(A), criteria 1b requires that the PFSS identifies a suitably sized evacuation assembly point for the construction and occupation phases. Ideally areas should be identified on the development site so that they remain in the control of the development.
- 3.4 The site is not large enough to include an evacuation assembly point that would be remote enough from the building. The safest assembly point would be the corner of Denning Road and Pilgrim's Lane. This is remote enough to be safe, clearly identifiable and within easy reach of the site.

#### 4.0 CRITERIA 2: PASSIVE AND ACTIVE FIRE SAFETY MEASURES

- 4.1 Planning Policy D12(A), criteria 2 requires that the PFSS sets out what passive and active fire safety measures will be incorporated into the development along with the fire safety codes used.
- 4.2 It is considered that the most appropriate guidance in this instance is Approved Document B, Volume 1 Dwellings: 2019 edition incorporating 2026 and 2029 amendments.
- 4.3 The dwelling will include an interlinked fire detection system to minimum BS 5839-6, Grade D2, Category LD1. Smoke alarms will be mains operated to BS EN 14604 and heat detectors will also be mains operated to BS 5446-2. Battery backup will be included. Smoke detectors will be in all habitable rooms, the hall, landings, large voids (eg loft spaces) and service cupboards. A heat detector will be in the kitchen area. This will comply with Approved Document B1, paragraphs 1.1-1.4.
- 4.4 As the dwelling includes a floor that is more than 4.5m above the ground level a protected staircase will be formed. This will extend to the final exit via the front door onto Denning Road. This will comply with Approved Document B1, paragraph 2.4.
- 4.5 All partitions surrounding the protected staircase will be a minimum thirty minutes fire-rated. The walls will be either brick or stud with double plasterboard on each side. The doors will be thirty-minute fire-rated with intumescent seals. All services passing through a fire-rated partition will be suitable fire stopped.

#### 5.0 CRITERIA 3: PASSIVE AND ACTIVE FIRE SAFETY MEASURES

- 5.1 Planning Policy D12(A), criteria 3 requires that the PFSS details the construction methods of the development that will be taken to limit fire safety risks posed to the surrounding area. However, it is recognised that all such information may not be readily available at the planning stage.
- 5.2 The closest buildings to the development are the adjoining houses at 28 & 34 Denning Road.
- 5.3 The house is clad in brick to all elevations with the brick party wall protruding from the main roof. This helps to slow the spread of fire up the façade of the building and reduce, as far as practical, the risk of fire jumping to the adjoining buildings

#### 6.0 CRITERIA 4: EVACUATION STRATEGY AND MEANS OF ESCAPE



- 6.1 Planning Policy D12(A), criteria 4 requires that the PFSS clearly states how the means of escape has been considered along with the evacuation strategy.
- 6.2 The means of escape from the top floor and first floor will be via the protected staircase to the front door. From the ground floor escape can be via the hall. Approved Document B1, paragraph 2.5 will be followed.
- 6.3 The evacuation strategy is for all occupants to immediately vacate the building when the fire alarm activates or if they notice a fire. They should aim to head for the assembly point on the corner of Denning Road and Pilgrim's Lane. They should not attempt to fight the fire and should call the fire brigade once outside the house.

## 7.0 CRITERIA 5 – UPDATING AND PUBLISHING OF EVACUATION STRATEGY

- 7.1 Planning Policy D12(A), criteria 5 requires that the PFSS sets out how the evacuation strategy should be periodically reviewed and updated over the lifecycle of the development.
- 7.2 As the project progresses towards construction this Fire Safety Strategy will be reviewed and overseen by a qualified fire consultant and updated in the Pre-Construction Information. It will be further updated if necessary as the construction progresses to eventually form part of the Health and Safety File to be handed over after completion of construction. The owner is required to share this with anyone undertaking work and to pass it on to future occupiers.

## 8.0 CRITERIA 6: ACCESS AND EQUIPMENT FOR FIREFIGHTING

- 8.1 Planning Policy D12(A), criteria 6 requires that the PFSS identifies how emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included in the scheme.
- 8.2 Emergency access will be via the front door from Denning Road.
- 8.3 The building is relatively modest in size so no specific fire safety equipment, such as a dry riser, is included.
- 8.4 During the construction phase the Main Contractor will be expected to include fire extinguishers at all floors and a means of raising the alarm should there be a fire. This will be directed in the Pre-Construction Information and detailed in the Construction Phase Plan.

## 9.0 SUPPORTING DOCUMENTS

- 9.1 This Planning Fire Safety Strategy should be read with drawings:
  - 755-PI.122-A First Floor Plan – Planning Fire Strategy
  - 755-PI.123-A Second Floor Plan – Planning Fire Strategy
  - 755-PI.124-A Third Floor Plan – Planning Fire Strategy