



Planning Fire Safety Strategy (PFSS) London Plan Policy D12A, Fire safety

34 Meadowbank, London NW3 3AY

10th December 2021
Revision 00



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1.0 Introduction

1.1. Purpose of this Document

1.1.1 This Planning Fire Safety Strategy (PFSS) has been prepared to demonstrate compliance with Policy D12 (Fire safety) of the London Plan.

1.2. Site Address

1.2.1 34 Meadowbank, London NW3 3AY

1.3. Description of proposed development

1.3.1 Basement excavation and ground floor rear extension of an existing 1970s mid-terrace house, currently arranged over ground through 3rd floors.

1.4. Relevant Experience

1.4.1 This statement has been completed on behalf of Patalab Ltd, an RIBA chartered architects practice. This statement has been checked by an ARB qualified architect prior to submission.

1.4.2 We are thought to have appropriate knowledge and understanding of Part B of the Building Regulations commensurate with the size, scope and complexity of the proposed development

1.4.3 Due to the simple nature of the proposal, further advice has not been sought at planning stage, however, input from specialists will be sought prior to building regulations approval (for example with the design of the proposed fire suppression (mist) system).

1.5. Permission Sought

1.5.1 Householder planning permission

1.6. Relevant Criteria

Information on space provisions for fire appliances and assembly points (criteria 1)

Information on passive and active safety measures (criteria 2)

Information and data on construction products and materials (criteria 3)

Information on means of escape and evacuation strategy (criteria 4)

Information on access and equipment for firefighting (criteria 6)

2.0 Policy D12 Fire safety

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

Criteria 1, Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on
- b) appropriate for use as an evacuation assembly point

2.1.1 The arrangement will remain as existing, with a possible fire appliance positioned on Meadowbank. Access to the house is only suitable for pedestrians, with the front door 21m from Meadowbank. Once inside the house, it is a further 19.5m to the furthest point in the proposed basement.

2.1.2 The proposed basement excavation is therefore within the Approved Document Part B guidance that states for dwellinghouses there should be vehicle access for a pump appliance to within 45m of all points within dwellings (the upper storeys being existing).



Criteria 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

2.1.3 A Category LD1 Grade D2 fire detection and alarm system is proposed.

2.1.4 LD1 alarm systems are installed throughout domestic premises. Detectors are fitted in



all areas that form escape routes and in all rooms, other than those that have a low risk of ignition, such as bathrooms and toilets.

2.1.5 Grade D2 system of one or more mains-powered detectors, each with an integral standby supply consisting of a user-replaceable battery or batteries.

2.1.6 The goal is to provide the earliest possible warning for occupants to ensure the preservation of life.

2.1.7 In addition a partial mist fire suppression system is proposed on the ground floor, subject to specialist design once planning permission has been obtained

Criteria 3, are constructed in an appropriate way to minimise the risk of fire spread

2.1.8 The ground floor rear extension and basement will be designed to meet the requirements of Building Regulations Approved Document Part B Volume 1 Dwellings, including fire ratings of proposed materials, firestopping and buildups as required.

Criteria 4, provide suitable and convenient means of escape, and associated evacuation strategy for all building users

2.1.9 Escape is possible from ground floor, to the front and rear.

2.1.10 The ground floor is proposed to be open-plan, which will achieve Building Regulations approval through a fire engineered solution, based on the design and installation of a partial mist fire suppression system (subject to specialist design and analysis once planning permission has been obtained).

2.1.11 If the fire engineered solution does not come to fruition, the internal layout can be modified in order to achieve a standard corridor arrangement that complies with Building Regulations Approved Document Part B, Volume 1 Dwellings.

Criteria 6, provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

2.1.12 Emergency access to the property will remain as existing; via the front of the property.