

22 Avenue Road, London NW8 6BU
 Planning Fire Safety Statement (PFSS)
 2022 April 19th
 291-456 Revision A

This application is for replacement of existing wooden windows that are dilapidated to aluminium windows and to create a disabled access to and from the building. This application is being completed by the management company '22 Avenue Road Management Co Ltd'. This is a Full Planning Application and therefore Policy D12(A) applies.

About the author: competence (relevant qualifications and experience).

The author of this report is Timothy N. Crum, BA (hons) AA Dipl PG Dip RIBA ARB. The author is a Chartered Architect with over 20 years of relevant experience and qualifications having completed over forty building projects. The author has been responsible for designing fire safety strategies and bespoke mitigation systems within projects ranging from occupied listed buildings to new building developments, from new or refurbished large office buildings to auditoria, from astronomical observatories to historic windmills, and from residential towers to single homes.

Change of Use. There is no change of use proposed.

Please refer to 291-1.900-A Proposed Fire – Ground Floors, 291-1.901-A Proposed Fire – Upper Floors.

Criteria of the London Plan Policy D12(A)

1. Information on space provisions for fire appliances and assembly points (**criteria 1**).
 - a. The street in front of the property is a public highway and is a suitable unobstructed space for fire appliances to be positioned.
 - b. The pavement in front of the property is a public accessway and is a suitable space for use as an evacuation assembly point.
2. Information on passive and active safety measures (**criteria 2**). Requirement: to incorporate appropriate features which reduce the fire risk including appropriate fire alarm systems and passive and active fire safety measures. Refer to attached drawings 266B-1.003-A Proposed Ground Floor Plan, 266B-1.004-A Proposed First Floor Plan. The proposed works will not affect the existing strategy.
3. Information and data on construction products and materials (**criteria 3**). The proposed works will not affect the existing strategy.
4. Information on means of escape and evacuation strategy (**criteria 4**). The proposed works will not affect the existing strategy.
 - a. Layout.
 - i. Central circulation protected stairway and hallways are centrally located.
 - b. Means of Escape. The proposed means of escape is simply via protected single staircase and protected hallways extending to a final exit and this is shown on the attached layout drawings 291-1.900-A & 291-1.901-A
 - c. Evacuation is to the pavement in front of the building and is safe and accessible for disabled access.
5. Evacuation strategy (**criteria 5**) is not applicable to this type of planning application – the evacuation strategy is retained and enhanced by being wheelchair accessible.
6. Information on access and equipment for firefighting (**criteria 6**). How emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included (during works and at completion).

- a. Emergency access is via the front door, hallway and stairs. This will be the same for both during and after the construction.
- b. Free standing fire extinguishers – no change to existing
- c. Access for a water pumping appliance from the street is available directly in front and approximately 12m to the dry riser.

