

Planning Fire Safety Strategy (PFSS)

London Plan Policy D12A, Fire safety

2 Ferdinand Street, London NW1 8ER

9th February 2023
Revision 00

1.0 Introduction Site and Existing Building

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 2 Ferdinand Street, London NW1 8ER

1.3 Existing Building

1.3.1 No. 2 Ferdinand Street is a mid-terrace property

1.4 Description of proposed development

1.4.1 Installation of a case iron staircase on the 1st floor rear terrace to gain external access to the 2nd floor roof terrace.

1.4.2 Removal of the existing access door to the 2nd floor roof terrace and to be replaced with a roof light.

1.5 Relevant Experience

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

1.5.2 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.

1.6 Permission Sought

1.6.1 Householder planning permission.

1.7 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:

2.1. 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 London Fire Brigade fire appliance positioned on Ferdinand Street. The front door is 2.5m from the road. Once inside the house, it is 17.6m to the furthest point on the existing roof terrace.

2.1.2 The proposed second floor roof terrace 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.



Site plan showing evacuation route and Fire Brigade access.

2.2. 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.

2.2.1 There are minor alterations to the layout of the property.

2.2.2 There are no changes proposed to the fire alarm system of the house.

2.3. Criteria 3

Are constructed in an appropriate way to minimise the risk of fire spread.

2.3.1 The new staircase 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.

2.4. Criteria 4

Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

2.4.1 Escape is possible to the front of the property on the ground floor.

2.4.2 As existing, the dwelling comprises of ground floor and first floor as liveable space. The proposed change encompasses redirecting the access via the first floor to the roof terrace above from internally to the rear first floor terrace.

2.5. Criteria 6

Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

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