

189 Grosvenor Road

Planning Fire safety Strategy

February 2023

Project Details

Client property address

189 Grosvenor Avenue

Hayes

UB48NW

Architect contact

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1. Introduction

Richard Lloyd architects has prepared this planning fire safety strategy on behalf of our client, for who we are acting as planning agent. It has been produced for a proposed development at 189 Grosvenor Avenue.

The document has been prepared jointly by our in-house team of architects, who are professionally qualified to prepare the report given the minor scale and complexity of the project.

Policy D12 (A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety by complying with a range of criteria set out in Policy D12 (A) (1-6).

The purpose of this report is not to demonstrate compliance with part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage in accordance with the requirements of Policy D12(A).

The report has also been prepared with regard to current London Pre-Consultation Draft Guidance in relation to Fire Safety.

The table overleaf assesses the proposed development in relation to each criteria in Policy D12(A) setting out how the proposed development will comply with the relevant parts of the Policy.

2. Fire safety statement

Policy part	Requirement	Measure	D12(A) compliance
1	Suitably positioned outside space for (a) fire appliances, and (b) outside evacuation assembly point	No alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to ensure that unobstructed access can be provided for fire appliances to access the dwelling and for evacuation of residents of the dwelling via existing routes	✓
2		Fire detection and alarm system to a minimum Grade 2 Category LD3 standard. A mains-operated hardwired and interlinked smoke detector system to be installed within the circulation space at all levels and a heat detector in the kitchen area. All habitable rooms to have an opening directly to a protected staircase leading to a final exit OR to be served by at least an escape window or door leading to an external safe space. Inner rooms to be served by at least an escape window or door leading to an external safe space. Protected staircase to be enclosed within a minimum 30 minutes fire rated construction (walls, doors, and glazing and underside of staircase where needed)	✓
3	Features reducing risk to life and serious injury	To avoid the risk of fire spread from one building to another: The external surfaces (i.e. outermost external material) of external walls will be class B-s3, d2 or (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (windows and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm, (at 2000mm from the relevant boundary)	✓
4	Constructed to minimize risk of fire spread	Given the minor nature of the proposals to this proposed residential dwelling, it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient and safe access and egress from the property in the event of fire can be easily attained through the primary entrance and exits of the property, as can be seen on the proposed floor plans submitted with the application.	✓
5	Suitable and convenient means of escape and evacuation strategy Robust strategy for evacuation		✓
6	Suitable access and equipment for firefighting, appropriate for size and use of development	The proposed development is for minor works to a residential dwelling and will retain the existing access/egress to the site, and the site has access to mains water, both of which are sufficient for the size and use of the proposed development	✓

3). Conclusion

This Planning Fire Safety Strategy has been developed on behalf of our client at 189 Grosvenor Avenue.

This strategy has been developed by architectural professionals with competencies that are commensurate with the size, scope, and complexity of this project.

The strategy (in the proceeding table) outlines the site-specific elements of the proposals that ensure the development will attain the highest standards of fire safety. The table demonstrates compliance with London Plan Policy D12 (A).