

Policy D12 Fire safety

A 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:

- 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) 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
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

This planning application is for “Erection of 2-bed 4-Person new dwelling house on land of 17 Lansdowne Road with associated amenity spaces, drop kerb at rear, car parking, refuse and cycle storage. And, erection of single storey rear extension to the existing dwelling”.

It does not alter any aspect of the existing fire safety strategy for the building. We are attaching the strategy for the current and future building for your reference.

In planning we have taken the following points into consideration to ensure that the building remains safe for occupants after completion of the works.

1. At the front of the building there is sufficient room for the fire appliances (facing Lansdowne Road) and personnel. There is no direct access to the garden of application site however there is ample space at the front of the property for emergency services to place ladders and other equipment.
2. The proposal includes two storey new dwelling therefore smoke detectors and heat detectors (kitchen) would be installed.
3. All rooms will have doors. There will be no gas supply above the ground floor (central heating, cooking etc all on ground floor). New materials used will be in line with fire proofing standards required by building regulations.
4. In the event of a fire evacuation, the residents of the new build would be using the staircase to either front or back door, alternately fully openable windows at the front and rear of the house would allow emergency services to facilitate an evacuation.
5. The new dwelling will be a family home. The safety of the family is of greatest importance. Every person in the household will be informed of the actions to take if the fire alarm goes off at night.

6- Active systems will include a Grade D2 Category LD3 standard fire alarm with smoke detection, the system will be designed and installed in accordance with the relevant recommendations of BS 5839-6. As per Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

7- All proposed external walls are to be constructed to achieve a minimum 60 mins fire rating and external walls are to be finished to comply with Class B-s3, d2(2) to prevent surface spread of fire. The proposed roofs will be specified to achieve BROOF(t4). Materials and construction will be designed to comply with Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

Please note final construction materials are to be confirmed following a structural survey and design.

CONCLUSION

The proposal provides sufficient provisions for escape in the event of fire. It will be designed and constructed to comply with the building regulations. We believe that this statement sufficiently explains how fire safety has been considered in the proposal and that it complies with Fire Safety Policy 12D(A).

Please note that this document has been supplied for information only and does not in itself constitute a proposal to comply with the Buildings Regulations. The proposed work must be carried out in accordance with the Building Regulations and agreed with the relevant authorities.