

Address: 1 Dawley Avenue

Postcode: UB8 3BS

Date: July 2023

Planning Fire Safety Strategy

Project - Proposed single storey side extension, fence alteration at 1 Dawley Avenue, UB8 3BS

This Fire Safety Strategy is created to support a planning application on behalf of our client for proposed single storey side extension and fence alteration at 1 Dawley Avenue, UB8 3BS. The 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 report demonstrates the proposed development incorporates and complies with 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The report has also been prepared with regard to current London Pre-Consultation Draft Guidance in relation to Fire Safety, as set out here. 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.

Suitably positioned outside space for (a) Fire Appliances, and (b) 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.

The informations below demonstrates compliance with London Plan Policy D12(A).

Features reducing risk to life and serious injury

Fire detection and alarm system to a minimum Grade D2 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. Escape from the ground floor, the first floor and the loft to be via protected staircase leading to a final exit. Inner rooms (at ground floor and first floor only) to be served by at least an escape window or door leading to an external safe space. No inner rooms allowed at loft level. Protected staircase to be enclosed within a minimum 30 minutes fire rated construction (walls, doors, any glazing and underside of staircase where needed).

Constructed to minimise risk of fire spread

To avoid the risk of fire spread from one building to another: The external surfaces (ie outermost external material) of external walls will be class B-s3, d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary);

Suitable and convenient means of escape and evacuation strategy & Robust strategy for evacuation

Given the minor nature of the proposals to this existing residential dwelling and the 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 from the property. As can be seen on the proposed floor plans submitted with the Application.

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.