

PLANNING FIRE SAFETY STRATEGY POLICY D12

This Fire Strategy Statement [FSS] has been prepared by **PolarDesign** in support of the planning Application at **10 Magnolia Street West Drayton UB7 7UL** for the

Demolition of the rear shed and erection of single storey rear extension 4.4m deep with flat roof and Velux lights.

The London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage:

“In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire statement”

This FFS should be read in conjunction with the accompanying drawings and documents, which form part of the submitted planning application:

101 Existing Plans and elevations

201 Proposed Plans and Elevations

Block Plan Location Plan



SITE CONTEXT AND SURROUNDING

The proposed development comprises of the demolition of the existing rear shed and erection of a single storey rear extension.

The existing site consists of a End of terraced house. The application site is accessed of Magnolia street via a public road . The site also includes a rear garden with access via walkway between houses . The dwelling site is located between two neighbours, numbers 8 and 12.

The area is predominately residential. Consisting of terraced dwellings, varying in style and character.

PROPOSED DEVELOPMENT FIRE STRATEGY

As required in Policy D12 of the London Plan [2021] the following provides a breakdown of the Fire Strategy approach for the development at the design strategy.

1] Identify suitable positioned unobstructed outside space for:

a] Fire Appliances to be positioned...

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 firm alarms system and passive and active fire safety measures.

3] Are constructed in an appropriate way to minimize the risk of fire.

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

6] Provide suitable access and equipment for fire-fighting which is appropriate for the size and use of the development

The proposal has been designed in such a way that the new extension works will create more modern, enlarged and comfortable living spaces, that have necessary fire protection consideration to protect life and allow for secure means of escape.

A] The proposed works to the property are classified as s 'Minor Development' and will not change or increased the risk of fire within the building

B] New FD20 fire doors will be installed to the new extended habitable room, together with the hallway access to the existing dining-living room, to provide enhanced fire and smoke compartmentation to the rest of the house.

C] Main powered smoke/heat detection [with battery backup] will be installed to the extended room and circulations area at ground and first floor level.

D] The combination of the fire rated doors and smoke detectors will create a protected fire escape for the upper floor direct to the front door and then external place of safety.

E] The proposed escape route will, be unobstructed at all times

POLARDESIGN

F] The works will be subject to inspection and approval by Building Control and comply with Approved Document B .

G] Material used on the development will be certified to the latest standards and fit for purpose.

H] Access for emergency services, will not be altered as a result of these works.

CONCLUSIONS

The proposal has been designed at the planning/feasibility stage with fire protection and the safeguarding of life from fire in mind. So that as the project develop into the more detailed design stages the principles of the strategy can continue to be adopted and adapted as required.

As the proposal develops into the detailed design and constructed stages the fire strategy and approach will be reviews to continue to ensure that the design reflects the latest guidance and policy relating to fire safety.

The proposed development has carefully considered the requirements of policy D12 of the London Plan and will ensure full compliance with the safety of future residents and neighbouring residents as a key priority.