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Project 37 Gloucester Road, Kingston KT1 3RD		
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Fire Safety Strategy to Accompany Planning Application for a Ground Floor Rear Extension

Introduction

The following information relates to the planning application for a ground floor rear extension to an existing semi-detached dwelling. There will be minor alterations to the internal layout to accommodate the new extension.

As requested by the local planning authority, this statement has been prepared to demonstrate compliance with Policy D12 of the London Plan 2021 and to demonstrate how the application has achieved the highest standards of fire safety by design. This statement has been produced by PLOT Architecture.

This statement is to be read in conjunction with all relevant drawings and application documents.

We will ensure the proposals comply with any further planning or building control requirements identified.

The following documents have been used to produce this assessment:

- London Plan Guidance Fire Safety Policy D12(A) Pre-consultation draft march 2021
- Building regulations

Response to 'Guidance on policy Criteria for London Plan Policy D12(A)'

1) Identify Suitable positioned unobstructed outside space for:

a) Fire appliances to be positioned on:

The property is a semi-detached house within a residential area in Kingston. There is access to the property from the front via the unobstructed highway Gloucester Road where fire appliances can access the property. The proposed works do not effect this access and highway access will be maintained throughout the build.

b) Appropriate for use as an evacuation assembly point

Gloucester Road, the highway to the front of the property is a safe evacuation assembly point in the event of a fire. There is access out to the highway from the front door of the house. The proposed works will not effect this access and highway access will be maintained throughout the build. In addition to access to the front of the property, there is access to Gloucester Road via the side alleyway of the house and also into the rear garden.

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



Figure 1 : Map showing access for fire fighting equipment and an escape point in GREEN

Both passive and active measures have been incorporated into the design to maintain good levels of safety to people and property in the event of a fire. Note the extension works are limited to enlargement of the existing open plan kitchen/living/dining room to the rear. Where relevant, in the areas the works are taking place the following features will be included.

Heat and smoke detectors
Doors upgraded to fire doors
Fire rated walls and floors

The building has been designed to comply with building regulations and the fire safety measures taken are believed to be appropriate to the size and nature of the development.

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

In addition to the measures mentioned above, all components going into the build will be appropriately fire rated and comply with building regulations. All relevant products and systems will be specified during the detailed design to ensure compliance by the contractor during the construction stage. The contractor will be required to comply with all necessary legislation set out by HSE during the build.

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

There are a number of routes out of the property, appropriate escape would be to the front of the property to Gloucester Road, via the side alley to the front or rear of the property and to the rear of the property into the large garden.

5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

The application is a householder planning application and therefore in accordance with 'Fire Safety D12(A) London Plan Guidance' Table A1.1, addressing criteria 5 is not required.

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

As per note 1 there is current access to the site for fire fighting equipment from Gloucester Road, the proposals do not alter the access or require any alterations and therefore the existing access is deemed appropriate for the size and use of the development.

Report Information

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