

PLANNING FIRE SAFETY STRATEGY (2), 133 BASTON ROAD, BROMLEY. BR2 7AB (Report No 2).

23rd October 2023

The purpose of this report is to meet the requirements of the planning control as detailed in Policy D12(A) of The London Plan 2021 in respect of the two planning applications at the above address.

The application is for the demolition of the existing house, swimming pool and tennis court and the erection of two dwellinghouses.

Policy D12(A) – Fire Safety

- 1) identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.**

Fire appliances to be positioned on the driveway of Baston Road. The depth of each plot is approximately 6 metres in length and provides a place of safety as described in Approved Document 'B'. The evacuation policy from the building is as defined by the occupiers/owners.

- 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**

The construction will comply with The Building Regulations and be provided with fire alarm systems complying with BS 5939-6 LD2 standard to provide early warning in the event of a fire.

- 3) are constructed in an appropriate way to minimise the risk of fire spread**

To limit the spread of fire within the buildings, all wall and ceiling linings will satisfy the appropriate classification with the Building Regulations.

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

Means of escape for the occupiers will comprise the front door to the building as well as the rear garden and will be in accordance with the recommendations of Approved Document 'B'.

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

In the event of a fire the owners/occupiers will evacuate the building if necessary.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The alterations to the building will comply with the Building Regulations and in particular Approved Document 'B' 2019 edition.

Elements of structure will be to 30-minute fire resisting standard.

The access for firefighters will be in accordance with B5 of ADB and fire appliance access is provided to the houses. Suitable turning areas will be provided for fire appliances so that they will not be required to reverse more than 20 metres.

Fire hydrants will be provided in accordance with the following recommendations:

For buildings not provided with fire mains – hydrants should be both of the following.

- i. Within 90m of an entrance to the building.
- ii. A maximum of 90m apart.

The provision of fire extinguishers will be a matter of choice for the owners/occupiers of the dwellings.

Jan Monvid

23/10/2023