

"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:"

Question 1: Identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

Answer 1: There are two dedicated routes that provide full escape from the proposed building – to the rear access yard behind the site through the door from the ground floor and stairs from the first floor on rear and also to the frontage on the Dartford Road through the front entrance door. Fire appliances can be positioned on the road in front of the property. There is sufficient space at the front and rear of the property for emergency services to place ladders and other equipment. In an emergency the evacuation assembly point will be on the pavement at a safe distance from the property.

Question 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.

Answer 2: Mains-wired battery backup smoke detectors will be provided on each floor within the stairwell. A heat detector will be located in the kitchen.

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

Answer 3: The new rear and roof extensions will be constructed from non-combustible materials and will be designed to achieve a minimum of 60-minute of fire resistance enclosure. The walls of the new rooms adjoining the escape routes and adjacent properties must be of a full 60-minute fire-resisting construction. Separating walls between dwellings need 60-minute fire resistance; those in the loft may have to be upgraded, and any holes or gaps in existing walls filled in up to the underside of the roof covering. Any dormer cheeks more than 1 m² in area within 1.0 m of a boundary to any other property must have 60-minute fire resistance, with no more than 2.0 m² of combustible material such as timber or PVC cladding. New materials used will be in line with fireproofing standards required by Building Regulations.

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

Answer 4: The flat located on the first floor has an external staircase to provide a safe escape route. The protected hallway within the flat will have a minimum of 30 minutes fire-rated construction, and all doors leading off the protected hallway will be FD30.

Question 5: Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Answer 5: Fire extinguishers will be provided on the front and the rear area of the commercial unit on the ground floor. Hence the flat accessible separately on the first floor is a private residential single-family dwelling, it is not required to provide fire extinguishers.




CONCLUSION

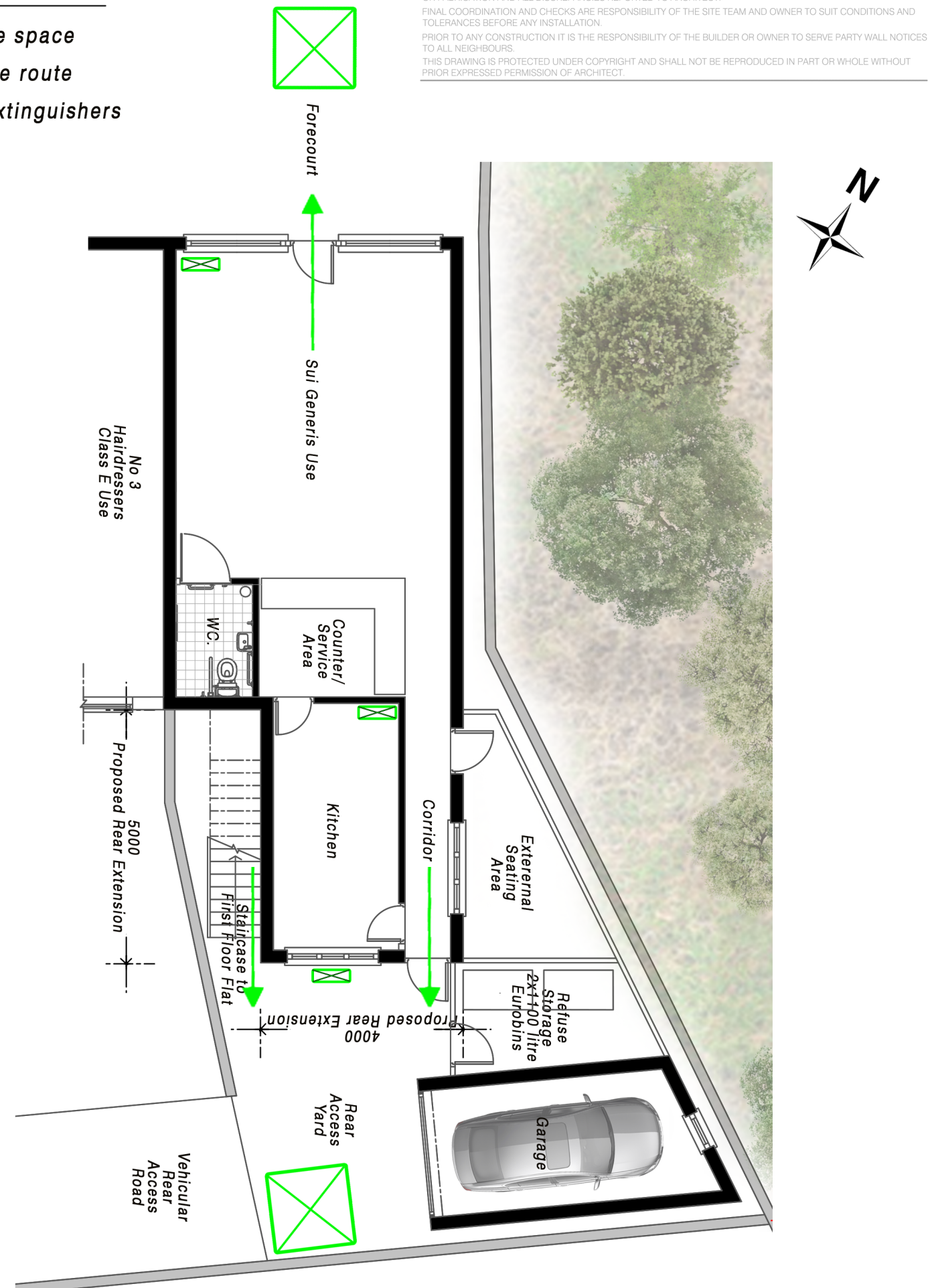
The proposal will be constructed to comply with the requirements of policy D12a of the London Plan. Active systems will include a Grade D2 Category LD3 standard fire alarm with smoke detection. The system will be designed and installed in accordance with the relevant recommendations of BS 5839-6 and as per Part B Volume 1 2010 2019 edition, incorporating 2020 amendments for use in England.

All proposed external walls are to be finished to comply with Class B-s3, d2(2) to prevent surface spread of fire.

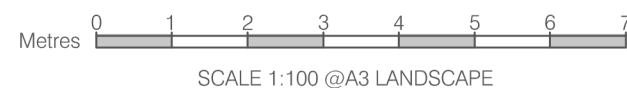
The proposed roof will be specified to achieve BROOF(t4). Materials and construction will be designed to comply with Part B Volume 1 2010 2019 edition, incorporating 2020 amendments for use in England.

FIRE STRATEGY PLAN

-  Refuge space
-  Escape route
-  Fire extinguishers



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PLANNING APPLICATION ISSUE



PROJECT	1 DARTFORD ROAD, BEXLEY, KENT, DA5 2BH		
DRAWING TITLE	PROPOSED FIRE ESCAPE ROUTES-EXTINGUISHERS-REFUGE SPACE		
DATE	NOVEMBER 2023	DRAWING NO.	A-19
SCALE	1:100 @ A3	REV.	00