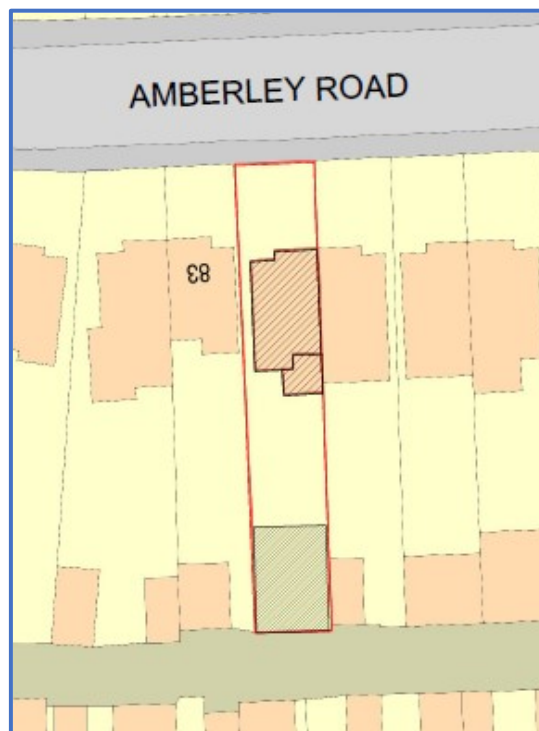


# Planning Fire Safety Strategy

81 Amberley Road, London SE2 0SG



December 2023



### **Description of development:**

Retention of existing outbuilding to rear garden, as a self-contained annexe and store, as ancillary use to the main dwelling.

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

The Strategy should be read in conjunction with the accompanying drawings which are submitted as part of the planning application for the "Retention of existing outbuilding to rear garden, as a self-contained annexe and store, as ancillary use to the main dwelling."

The annexe will comply with all relevant building control requirements in Approved Document B (fire safety) volume 1: 2019 edition incorporating 2020 and 2022 amendments. Along with suitably positioned outside space for fire appliances / an evacuation assembly point.

1. Appropriate fire alarm systems.
2. Passive and active fire safety measures.
3. Appropriate construction details to minimise the risk of fire spread.
4. Provision of suitable and convenient means of escape/an evacuation strategy.
5. Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development. The Fire Safety Strategy shall include a statement of competence.

The development shall be carried out in accordance with the approved Strategy and thereafter maintained.

The annexe will comply with all relevant building control requirements in Approved Document B (fire safety) volume 1: 2019 edition incorporating 2020 and 2022 amendments.

Below are detailed the Passive and Active fire safety measures, Active being the measures for detecting, stopping, and escaping from fire, Passive being the measures designed to contain the fire and prevent the spread of flame from spreading further.

### **Space provisions for fire appliances and assembly points**

Fire appliance access is from Amberley Road. Access to the annexe building is via the main entrance door of the dwelling and through the dwelling to the rear garden, or via the side passage. However, occupants of the annexe can exit the annexe building, out to the front of the site and assemble along Amberley Road, with adequate side passage access or access through the dwelling building itself.

### **Passive and active safety measures**

The building will be fitted with mains powered fire alarms in accordance with Part B. Materials are of facing brickwork and in accordance with Part B: Volume 1 guidance.

### **Means of escape and evacuation strategy**

Compliant with section Approved Document B1 Section 2 para 2.1 a & b. Means of Escape Windows as required under Approved Document B1 Section 2 para 2.10 are installed to have an unobstructed openable area that complies with all the following.

- i. A minimum area of 0.33m<sup>2</sup>.
- ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).
- iii. The bottom of the openable area is a maximum of 1100mm above the floor.

All windows / doors are fitted with fire escape hinges as standard.

### **Access and equipment for fire fighting**

No alterations are to be made to the current main access to the dwelling itself, with fire access either through the main dwelling to the rear garden or via the side passage. Therefore, no alterations are required to equipment used by the Fire Brigade.