

PREPARED BY BLAKDOG DESIGN AND PLANNING

14 LOVELL PLACE, LONDON, SE16 6QQ

FIRE STRATEGY

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1. INTRODUCTION

The property is a terraced house spread over three floors. The ground floor is located approximately 450 mm above street level.

The proposed works involves a ground floor rear extension and a front porch extension.

The information set out in the document will require the contractor, the client to meet compliance as set out by the appointed building control officer.

Section 3 of this document will address the following criteria as set out in the London Plan Policy D12 (A):

1. Information on space provisions for fire appliances and assembly points.
2. Information on passive and active safety measures.
3. Information and data on construction products and materials.
4. Information on means of escape and evacuation strategy.
5. Information on access and equipment for firefighting.

2. PROPOSED WORKS

The proposed works will include a rear extension. The extension is a single storey addition to the property which will provide a large open plan dining room and kitchen. There will be large bifold/ sliding doors to the rear elevation which will allow direct access out onto the rear garden.

To the front of the property the existing porch will be extended to create a larger area at the entry to the property.

3. LONDON PLAN POLICY D12

3.1 Information on space provisions for fire appliances and assembly points.

Fire brigade and equipment access will remain as existing. There is sufficient access to the front of the property and to the rear of the property on the street.



3.2 Information on passive and active safety measures.

There are currently interlinked smoke detectors and alarms on all landings to each floor. The alarm will be Grade D2 with LD3 Coverage. There will be a new heat detector within the kitchen.

The existing continuous fire route from the stairs at the second-floor level through to the ground level will remain unchanged. Escape routes all remain as existing.

3.3 Information and data on construction products and materials.

All new materials used to meet minimum 30-minute ratings. Fire plasterboard to be used on walls to new kitchen/ dining room. New cavity walls built along boundary walls will be of brick and block. Appointed building control inspector to review and approve materials and workmanship.

3.4 Information on means of escape and evacuation strategy.

There is an existing continuous stair route from the existing second floor down to the ground floor which has two exit routes. The fire doors protecting the stair route enable exit to the front of the property or to the rear.

First floor escape via windows are available with the minimum 0.33 sqm opening.

3.5 Information on access and equipment for firefighting

Access to both front and back and all levels remain as existing. Access for firefighting and equipment is from front and rear of property.

4. REASONABLE EXCEPTION STATEMENT

Site address	14 Lovell Place, London
Description of development	Ground floor single storey rear extension. Front porch extension.
Name of Author and role in the development	Van Tran Agent

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	Current fire routes remain unchanged. Current fire measures are appropriate.
	The fire safety measures will be altered.	Primary fire safety measures remain unchanged. A new heat detector will be located in the new extension where the kitchen will be located.
Non- major development that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift	The current fire safety measures are appropriate and will not be negatively affected by the development	N/A
	The fire safety measures will be altered.	N/A
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Remains as existing
	Information on passive and active safety measures (D12A criteria 2)	Remains as existing
	Information and data on construction products and materials (D12A criteria 3)	Remains as existing

Development type	Statement	Details
	Information on means of escape and evacuation strategy (D12A criteria 4)	A protected fire route.
	Information on access and equipment for firefighting (D12A criteria 6)	Remains as existing

5. SUMMARY

The existing three floors remain unchanged. The proposed works are all single storey ground level accommodation. The new materials used will be compliant with building standards.

The design has been developed to be compliant with building regulations. The construction and installation will need to be checked by the appointed Building Control officer to ensure materials and workmanship has been carried out in accordance with the regulations.

All inspections and sign off needs to be checked by the Building Control Officer. The document outlines the minimum requirements, but client and appointed contractor can choose to exceed the minimum requirements.