

54 NUTBROOK STREET, LONDON, SE15 4LE
FIRE SAFETY STRATEGY REPORT

NOVEMBER 2023



DHA

INTRODUCTION

This Fire Safety Strategy Report has been prepared as a stand alone document to be submitted as part of a householder planning application for:

54 Nutbrook Street, London, SE15 4LE

This report sets out how the proposed scheme will comply with London Plan Policy D12A. In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12 (A) this statement will cover criteria 1, 2, 3, 4 & 6 for a householder planning application

This report should be read in conjunction with the following documents:

- 302 PL Series 231129
- 54 Nutbrook Street DAS 231129

Contents:

- EXISTING AND PROPOSED WORKS
- CRITERIA ASSESSMENT 1 - 6
- CONCLUSION



This Page: Google Map image centred on 54 Nutbrook Street

EXISTING AND PROPOSED WORKS

EXISTING

54 Nutbrook Street is a mid-terrace house, built in London Stock brickwork, with a 2 storey bay window and pitched slate roof to the front elevation. The rear of the building has a 2 storey outrigger formed in London Stock brickwork with a single pitched slate roof and a tiled dormer loft extension.

PROPOSED

The rear and side return extension has a dual pitch roof form, with new external masonry walls finished in external plaster render. A strip skylight is formed along the side return and on the rear extension roof. Aluminium framed glazed bi-fold doors open onto the patio and garden. There are minor internal alterations to the 1st floor rear bathroom and bedroom.

CRITERIA 01

Information on space provisions for fire appliances and assembly points

The existing dwelling has a small hard paved front terrace and rear garden with no vehicular access. Fire appliances can be positioned on the road to the front of no. 54 Nutbrook Street. The evacuation assembly points will be onto Nutbrook Street and along the pavement to a safe distance.



Site photographs

CRITERIA 02

Information on passive and active safety measures.

Passive safety measures will include new 30min fire doors between the front Living Room, the Kitchen and Dining Room and the hallway and staircase as well as fire doors to all upper floor rooms. 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. As per Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

CRITERIA 03

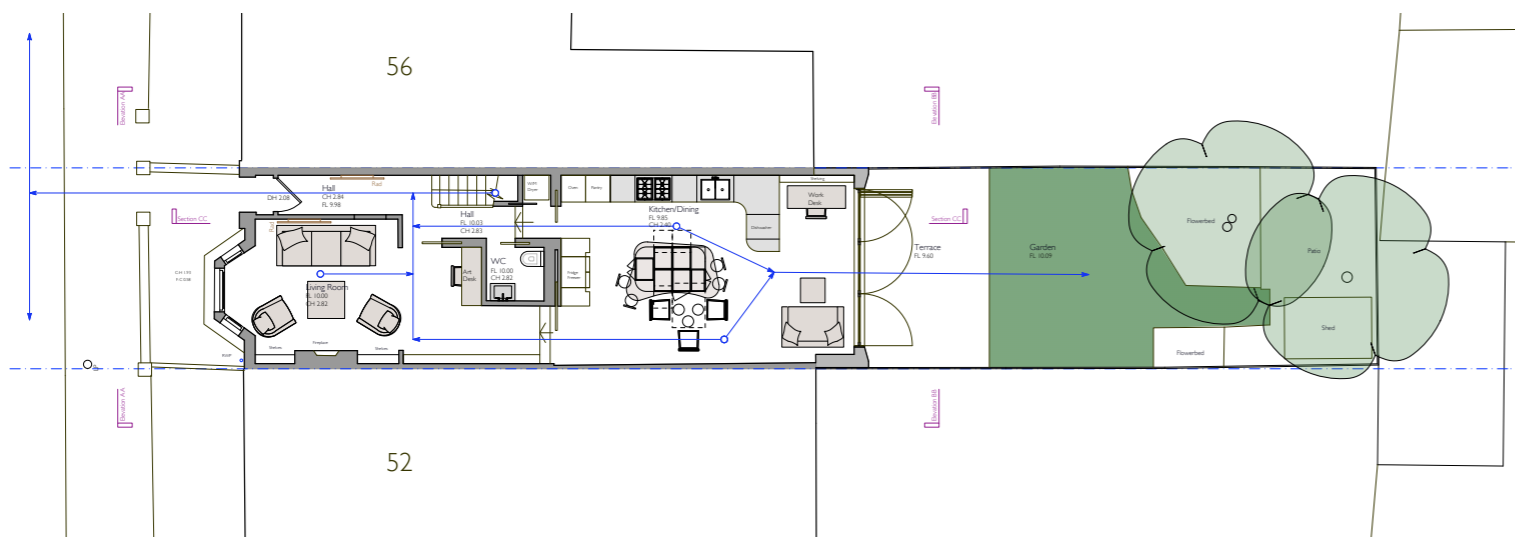
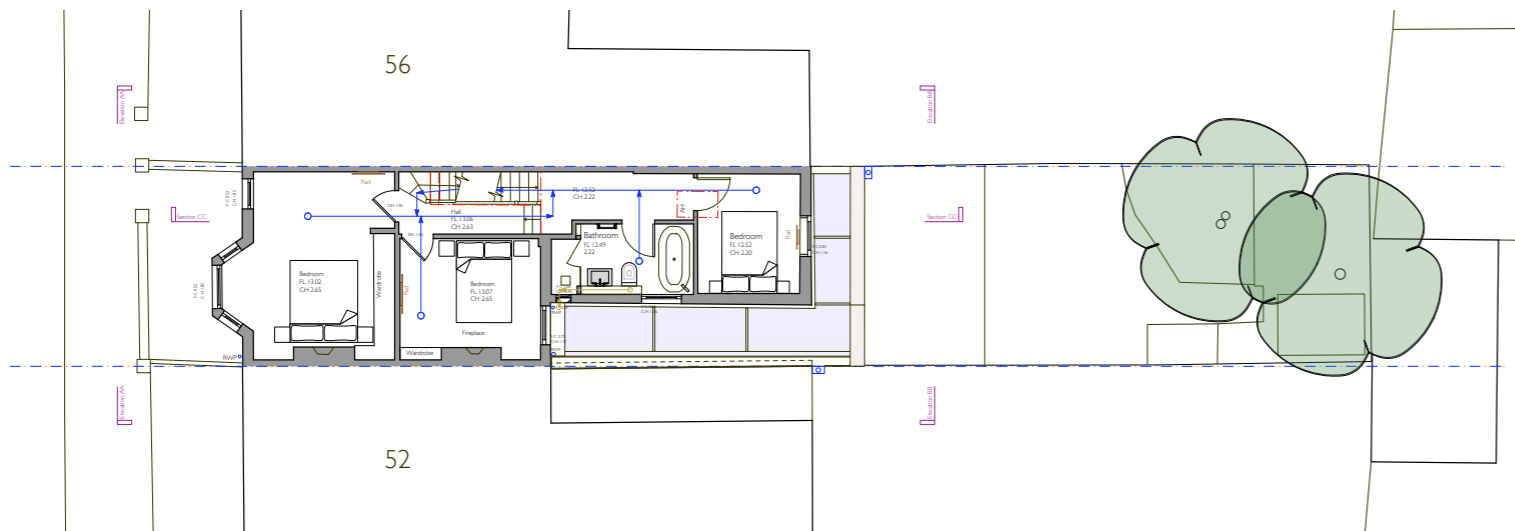
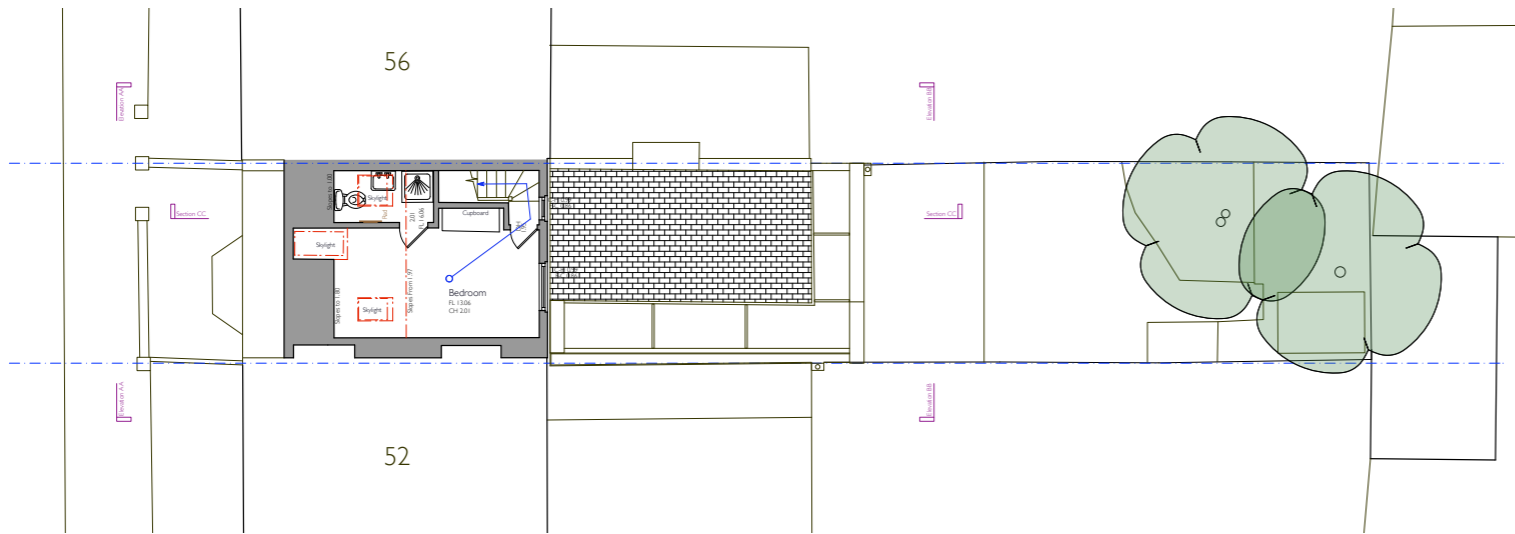
Information on appropriate ways to minimise the risk of fire spread.

All proposed external walls are to be constructed to achieve a minimum 60 mins fire rating and 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 B_{ROOF}(t4). Materials and construction will be designed to comply with Part B Volume 1 2010 2019 edition incorporating 2020 amendments – for use in England.

CRITERIA 04

Information on means of escape and evacuation strategy.

Means of escape from the ground floor can be either through the Kitchen/ Dining Room and out via the bi-fold doors into the back garden or from the ground floor leading and out via the main entrance door onto Nutbrook Street.



This Page: Proposed Floor Plans with proposed exit routes.



CRITERIA 05

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

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12 (A) criteria 5 is not applicable for householder planning application.

CRITERIA 06

Information on access and equipment for firefighting.

In accordance with Section B5 of Approved Document B (ADB) Part 1 there is existing access from Whitehall Park. From this access point a pump appliance is within 45m of all points inside the dwelling house.

CONCLUSION

The proposed rear and side return extension has a gross external area of 16m². The proposal does not alter or obstruct the existing means of escape from the property or access to the property from Nutbrook Street. The rear and side extension will be designed and constructed to comply with the Building Regulations. We believe that this statement sufficiently explains how fire safety has been considered in the proposal and that it complies with Fire Safety Policy 12D(A).

D H A, November 2023