

Planning Fire Safety Strategy

Planning application for alterations, extensions & roof lift

Abbotswood
Coombe Hill Road
Kingston upon Thames
London
KT2 7DU



Introduction

Policy D12 of The London Plan 2021 prescribes measures to ensure the safety of all building users and measures to ensure development proposals achieve the highest standards of fire safety. Specifically Policy D12 part A requires the following:

Policy D12 Fire safety

PART A - 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:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 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
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

The proposed development relates to alterations, extensions and a roof lift to an existing dwelling house (Householder Planning Application). Guidance in the London Plan Guidance Fire Safety (February 2022) would suggest that a Policy D12 application is not applicable and that a Reasonable Exception Statement should be submitted. Notwithstanding this, as the alterations to the existing property are significant and increase the number of storeys it is felt appropriate to outline the proposed fire safety measures as follows:

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

Abbotswood is a residential dwelling house situated north of Cecil Close, a private access road off Coombe Hill Road. Cecil Close is a hard paved access road which has an average width of 4m and as such complies with the minimum road width requirements specified in Table 13.1 of Approved Document B Volume 1 2019. Similarly the gateway width to enter the Abbotswood site will be a minimum of 3.1m. Fire

appliances can be suitably positioned within the Abbotswood site on the private driveway to enable the pumping appliance to be within 45m of all points inside the dwelling house. The front driveway of Abbotswood can also be used as an evacuation assembly point. This will provide a safe area sufficiently far enough away from the property where assistance can be sought from the emergency services.

2 Are designed to incorporate 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 proposed alterations, extensions and roof lift will be designed full in accordance with Approved Document B Volume 1 2019. Specifically these measures will include the following:

Mains powered interlinked smoke and heat detectors to all floor levels and kitchen to give early warning of a fire.

The three storey part of the dwelling house will include a fire protected stairwell to provide safe evacuation. This will include 20min fire rated doors to all rooms leading onto the protected stairwell and 30min fire rated portion walls.

The two storey parts of the building will provide fire escape windows to all habitable rooms.

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

Internal fire spread will be minimised due the construction of the protected stairwell. The main plant room is to be located in separate detached building separated from the main dwelling house. Similarly the garage, although attached to the main dwelling house is separated by an external masonry wall without an direct access doors between the garage and dwelling house.

The development proposals do not increase the external fire spread risk. The proposed extensions do not decrease existing separation distances between adjacent buildings.

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

The proposed alterations, extensions and roof lift provide a convenient means of escape via the protected stairwell leading to the main entrance door as the final exit. Secondary means of escape are available via the orangery and utility room should the main entrance route not be available. As a private dwelling house it is reasonable to expect that they will be familiar with the means of escape an will also provide assistance to visitors who may be less familiar with the escape route.

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

As a private dwelling house it is reasonable to expect that they will be familiar with the internal layout of their home, the means of escape route and also secondary means of escape options. It is also reasonable to expect that they will also provide assistance to visitors who may be less familiar with the internal layout and escape route.

6 Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

Abbotswood is a large private dwelling house and would have a compartment with an area of more than 280m². As such, the provision of private hydrants would apply in accordance with Section 14 of Approved Document B Volume 1 2019. The development proposal will include the installation of a private hydrant should it be more than 100m from an existing fire hydrant.