

Bonfield Design

Planning Fire Safety Strategy
27 Goodrich Road, SE22 9EQ



Planning Fire Safety
Strategy
27 Goodrich Road,
SE22 9EQ

Produced by Bonfield Design

Date of Issue - 9th February
2024

Revision -

Issued for Planning

Drafted by Richard Briggs
Director, Bonfield Design
richard@bonfelddesign.com

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

This fire safety strategy has been prepared in line with guidance set out in London Plan Policy D12 and, as such, will address the following criteria:

-Information on space provisions for fire appliances and assembly points, including Information on access and equipment for fire-fighting.

-Information on passive and active safety measures, means of escape and evacuation strategy.

-Information and data on construction products and materials.

The detail provided on each of the above criteria will be proportionate to the development, recognising that the proposed development is small and some measures will be inappropriate or impractical given the size and proposed use of the dwelling.

Space Provisions for Fire Appliances and Assembly Points

Goodrich Road is residential road in SE22. The road can accommodate 2 way traffic but has parking provision on both sides, making 2 way travel for larger vehicles difficult. In the event of an emergency, Goodrich Road can accommodate fire appliances on the road itself and there is reasonable provision on the pavements to the North and South of the road. Fire appliances may block the road in certain circumstances depending on the time of day and the density of parked vehicles. In this instance, Goodrich Road can be easily bypassed by local traffic via either Jennings Road to the North or Thompson Road to the South which run parallel.

There is adequate pavement space on the South pavement of Goodrich Road (between addresses 22-34 Goodrich Road,) to provide a safe assembly point in the event of an emergency, either during construction or occupation.

Passive and Active Safety Measures, Means of Escape and Evacuation Strategy

The proposals for the extension of the roof, annex and ground floor of 27 Goodrich Road have incorporate both passive and active safety measures in accordance with Approved Document B: Fire safety Volume 1 – Dwellings, 2019 edition incorporating the 2020 and 2022 amendments and British Standard BS 9999:2017 and BS 8214 2016

The proposed escape route from the proposed loft extension level down to the existing ground floor level will be protected to provide at least 30 mins fire protection. All habitable rooms will have access to this protected escape route. All habitable room doors will be 30 min FD30 fire rated, with new doors throughout installed with rebates, intumescent strips and hinges to British Standard BS 8214 2016.

A new FD30 sliding door will be installed at the threshold into the existing kitchen as well as a new FD30 door into the dining room due to the open plan layout, creating an enclosed escape route from all habitable rooms to the existing front door exit.

The new ceiling beneath the proposed loft room will be boarded in Gyproc FireLine 15mm fire rated plasterboard. The soffit to the new stairs from the first floor to the annex and loft extensions will also be lined in Gyproc FireLine 15mm fire rated plasterboard.

Mains powered smoke detectors and alarms will be installed the existing kitchen area and the in the fire rated stairwell at each landing level.

The protected stair, with smoke detectors and FD30 doors to all habitable rooms will allow escape from all storeys to the ground floor hallway and through the existing hallway and front door to the Goodrich Road pavement identified earlier in this report.

Construction Products and Materials

The proposed loft extension will be lined in 9mm Supalux fitted to maintain fire separation on each cheek.

All other materials used will be compliant with British Standards and implemented in a way to minimise fire spread.