

FIRE SAFETY STRATEGY

FOR SUPPORTING INFORMATION IN RELATION TO REPLACEMENT WINDOWS TO FRONT ELEVATION FOR D12 OF THE LONDON PLAN REQUIREMENT

Date: 13th February 2024

Address of Property: Flat 27, Chelwood House, Gloucester Square, London, W2 2SZ



FRONT ELEVATION OF PROPERTY



STREET SCENE FROM FRONT OF PROPERTY

SITE ACCESS

The street scene is wide pavements. There is clear assembly point for the evacuated residence in the front of the building or to the rear. Fire vehicle access to the site will be via public roads to the application site. The site occupies a position on Huntingfield Road, therefore good access with appropriate hardstanding for fire appliances is available within proximity. There is also rear access to the property from Radnor Mews.

INTRODUCTION

This planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings. The building corner property was built as a domestic dwelling with living space on the ground floor with an additional 8 storeys. As required in Policy D12 of the London Plan (2021) the breakdown of the Fire Safety Strategy report is demonstrated for the proposed scheme for replacing the windows on the second storey flat.

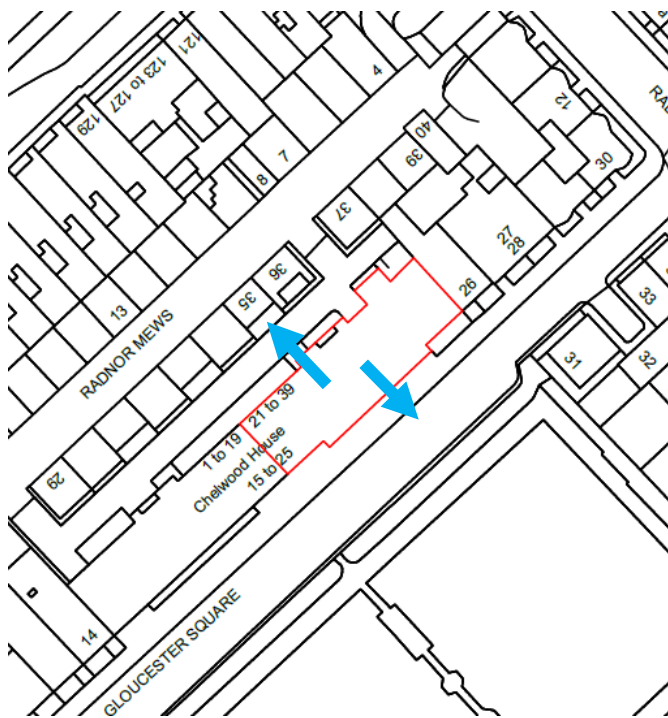
The Fire Statement has been prepared to support the Planning Application for **INSTALLATION OF REPLACEMENT ALUMINIUM WINDOWS TO FRONT ELEVATION** – to the existing property, that of **Flat 27, CHELWOOD HOUSE, GLOUCESTER SQUARE, LONDON, W2 2SZ**. The building comprises of many storeys. The building is a C3 class domestic property that are flats. There is a lift within the building. There is front and rear access. The building is of a very large size.

The development will only be that of replacement windows that are only being proposed to the building of the flat on the third floor on the front elevation.

DESIGN STRATEGY

1. The proposed development will need to comply with Building Control regarding Fire Regulations.
 - a. The design incorporates appropriate features which reduce risk to life and serious injury in the event of a fire, including fire alarms and passive and active safety measures.
 - b. As such new fire alarms and smoke alarms will be reassessed and repositioned in the property.
2. FD30 doors have be incorporated to the property as it is over two storeys high.
3. Mains operated, self contained and inter linked smoke alarms must be provided at each landing level and must conform to BS EN 14604 whilst heat alarms should be BS 5446-2. The smoke alarms must conform to at least a Grade D2 Category LD3 in accordance with BS 5839-6. All units to have rechargeable batteries in case of mains power loss.
4. Due to the scale of the development and the size of the property it is important that the user maintains the fire alarms. It is suggested that the fire alarms should be tested at least once a month to ensure the alarm system works.
5. Due to the size of the property, there is suitable access for equipment for the fire fighting. A fire extinguisher and fire blanket can be stored within the property in a marked location.
6. The development is constructed in an appropriate way to minimise the risk of fire spread. The dwelling is of brickwork and render finish with cavity wall type. All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

SITE LAYOUT PLAN

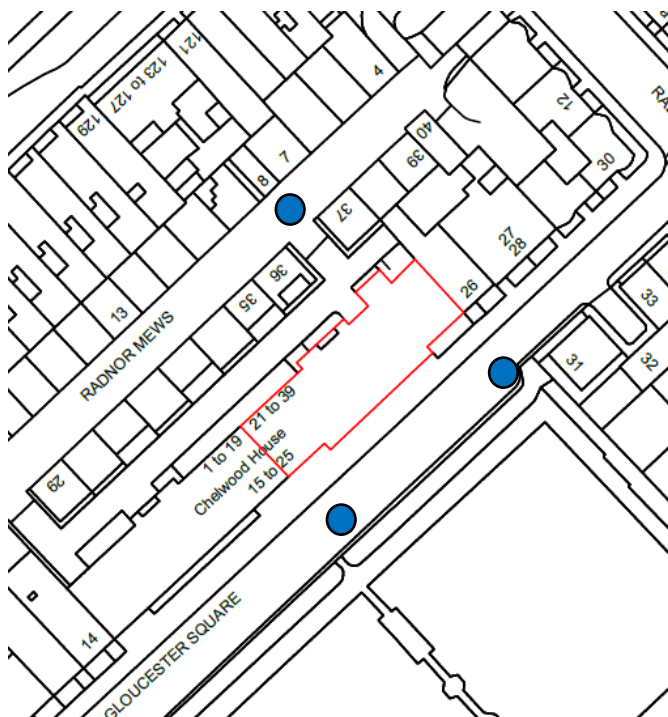


In the event of a fire breaking out escape route can be via the hallway leading to the stairwell and then to the front.

In the event of a fire breaking out in a location blocking the front access then an alternative route to the rear of the property leading to the rear outside stairwell can be achieved.

Avoid using the lifts.

FIRE ASSEMBLY LOCATION MAP



● Fire Assembly Location Points

Fire Hydrant Points are known by the FIRE BRIGADE Near Flat 27, Chelwood House, Gloucester Square, London, W2 2SZ, as the Fire Department have access to location mapping indicating useable Water Hydrants to use.