

**243 DOC 08 – Planning Fire Safety Strategy**  
**71 Harlescott Road, London, SE15 3 DA**

This document outlines the proposed strategy for Fire Safety at 71 Harlescott Road. The proposed strategy is subject to the approval of Building Control.

This document was prepared by Prewett Bizley Architects, an architecture practice with in excess of 15 years of experience in domestic projects of a similar scale.

The proposed development relates to a whole house deep retrofit including; loft extension to form a new second floor double dormer, raising the existing ridge line, roof light to new double dormer, new internal wall insulation, replacement high performance windows, Air Source Heat Pump to rear garden, PV panels to existing rear outrigger roof and new dormer roof, reforming existing rear conservatory, replacement guttering, new roof to existing rear outrigger dormer.

London Plan Policy D12A requires that the following points are considered as part of all developments:

*Developments should...*

1. *...identify suitably positioned unobstructed outside space;*
  - a) *For fire appliances to be positioned on*
  - b) *Appropriate for use as an evacuation assembly point*

Access arrangements for fire services and evacuation remain as existing.

2. *...are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of fire; including appropriate fire alarm systems and passive and active fire safety measures.*

Fire alarm systems and passive and active safety measures will be installed in accordance with Part B of the Building Regulations:

- A mains powered fire detection system will be installed, with a heat detector in the kitchen and smoke detectors as required.
- New and existing doors onto the proposed means of escape will be fire rated as required.

3. *...are constructed in an appropriate way to minimise the risk of fire spread.*

The proposed works will be constructed so as to minimise risk of fire spread in accordance with Part B of the Building Regulations:

- Internal wall insulation will be constructed from materials that are non-combustible.
- New internal walls are either lined with plasterboard, or plastered masonry in order to minimise risk of fire spread.
- New ceilings will be lined with plasterboard in order to in order to minimise risk of fire spread.

4. *...provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*

A new staircase is to be installed from first floor level to second floor level. The proposed stair will be designed in accordance with Part K of the Building Regulations.

The staircases and hallways will provide protected means of escape to the front door.

New and existing doors will be fire rated, as highlighted in point 2.

A fire detection system will be installed, as highlighted in point 2.

In the event of a fire the homeowner should evacuate the building.

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

The building will be occupied by a single family who are familiar with the building and will be responsible for enforcing the evacuation strategy.

In the event of a fire the homeowner should evacuate the building.

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

This is a terrace dwelling on a public street. Access for firefighting is via the street.

No alterations are proposed to access for firefighting and equipment.