



Flat 7, 24 Godman Road

Planning Fire Safety Strategy

Feb - 2024

Project Details



Client property address:

Flat 7
24 Godman Road
London
SE15 3SZ

Resi address:

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London

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Statement Contents



1 Introduction

2 Fire Strategy

3 Conclusion

1. Introduction

Resi has prepared this Planning Fire Safety Strategy on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at Flat 7, 24 Godman Road, London SE15 3SZ.

The document has been prepared jointly by our in house team of architects, planning consultants, and building regulations professionals, who are adequately qualified to prepare the report given the scale and complexity of the project is minor.

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in Policy D12(A)(1-6) and the Building Safety Act (2022).

The purpose of this report is not to demonstrate compliance but to identify that the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A) and the Building Safety Act 2022.

The report has also been prepared with regard to current London Pre-Consultation Draft Guidance in relation to Fire Safety, as set out [here](#).

The table overleaf assesses the proposed development in relation to each criteria in Policy D12(A) setting out how the proposed development will comply with the relevant parts of the Policy.

2. Fire Safety Statement

| Policy Part | Requirement | Measure | D12(A) Compliance |
|-------------|--|--|-------------------|
| 1 | Suitably positioned outside space for (a) fire appliances, and (b) evacuation assembly point | No alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to ensure that unobstructed access can be provided for fire appliances to access the dwelling, and for evacuation of residents of the dwelling via existing routes. | ✓ |
| 2 | Features reducing risk to life and serious injury | <p>Fire detection and alarm system will be to the minimum requirements in accordance with standards.</p> <p>A mains-operated hardwired and interlinked smoke detector system to be installed within throughout the circulation space/habitable rooms, and a heat detector in the kitchen area.</p> <p>Post the planning process, our client will be working closely with an approved inspector and fire engineer to ascertain what is required to ensure that the development is safe and complies with legislation. The fire engineer will also be assisting with the Building Safety Act 2022 process. The likes of fire suppression, sprinklers and AOV are high likely to be required.</p> | ✓ |
| 3 | Constructed to minimise risk of fire spread | <p>To avoid the risk of fire spread from one building to another:</p> <ul style="list-style-type: none"> The external surfaces (ie outermost external material) of external walls will be class B-s3, d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary); | ✓ |
| 4 | Suitable and convenient means of escape and evacuation strategy | Given the minor nature of the proposals to this existing residential dwelling and the it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe, access and egress from the property will be a key part of the technical phase, if planning permission is granted. | ✓ |
| 5 | Robust strategy for evacuation | | ✓ |
| 6 | Suitable access and equipment for firefighting, appropriate for size and use of development | The proposed development is for minor works to a residential dwelling and will retain the existing access/egress to the site, and the site has access to mains water, both of which are sufficient for the size and use of the proposed development. | ✓ |

3. Conclusion

This Planning Fire Safety Strategy has been developed on behalf of our client for the development at Flat 7, 24 Godman Road, London SE15 3SZ.

The strategy has been developed by professionals with competencies that are commensurate with the size, scope, and complexity of this project.

The strategy (in the preceding table) outlines the site-specific elements of the proposals that ensure the development will attain the highest standards of fire safety. The table demonstrates compliance with London Plan Policy D12(A) and the Building Safety Act 2022.