

Fire safety strategy for Variation of a Condition 1- Approved plans for planning application 23/AP/1789 dated 08/11/2023 for 9 Wanley Road, London SE5 8AT

This document to be read in conjunction with drawing '01.010PL1 Fire Safety Strategy' by denhof design.

This document has been prepared to support the '*Construction of rear dormer extension with a Juliet balcony to provide additional living accommodation, together with the installation of three rooflights on the front roof slope, the installation of an air source heat pump to the side of the property and alterations to the existing windows and doors to the rear and side of the property.*' for the above address.

Policy D12 – Fire Safety Policy D12 states that in order to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

The policy also notes that all major development proposals should be submitted with a Fire Statement. This scheme is not a major development.

The building's construction method and products and materials used

The existing property is built in cavity wall brick construction and will be maintained as such. A lightweight roof structure including a dormer will be added on the second floor achieving F30 fire compartmentation from the second floor.

All structural timber components of walls and floors/ceilings will be covered with various layers and types of plasterboard and as such all timber other than the stairs will be concealed and protected.

Means of escape for all building users and evacuation strategy

The main escape route of all inhabitable spaces on the first and the second floor will be accessed via the staircase which is protected from the surrounding rooms.

The ground floor has direct access to outside at the front and the back with the garden deep enough to escape and emergency.

The first-floor bedroom window at the front can easily be reached by fire engine.

Passive and active fire safety measures

All measures will be in accordance with Part B – Fire Safety.

- a. As the property is 3-storey, stair, hall & 1st/2nd floor landings will be enclosed in protected means of escape enclosure that will provide 30min fire-protection and fire doors, FD30 will be provided to the living room, kitchen and all bedrooms.
- b. Mains powered battery interlinked smoke detector will be provided in the hall and each landing
- c. Heat detectors will be provided in the kitchen areas.
- d. The ground and 1st floor ceiling is advised to have 30minutes re resistance, this will be achieved by using 1 x 12.5mm wallboard plasterboard.

The new staircase will be built in accordance with the Part L & M Building

Features that reduce the risk to life - fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.

Ground floor

- 1 x smoke detector in the hallway
- 1 x heat detector in the kitchen

First floor

- 1 x smoke detector in the stairwell

Second floor

- 1 x smoke detector stairwell

Smoke detectors will be positioned at least 300mm away from pendant lights and from the interface between the ceilings and walls.

Suitable access for fire service personnel and equipment will be achieved in an evacuation situation. Access will be via the front of the site on Wanley Road, which is a wide public road. Fire Services will be able to access the property from the street at close distance. In the event of an emergency the residents will have access to the front which will be used as an assembly point.

Future development of the asset and the 'Golden Thread' of information

Any potential future modifications to the building will take into account and not compromise the base build re safety/protection measures.

All future occupiers will have responsibility for any modifications.

Access and facilities for the fire and rescue service

Drawing '01.010PL1 Fire Safety Strategy' by denhof design highlights where passive and active fire safety measures will be applied.

Site access for the fire and rescue service

Drawing '01.010PL1 Fire Safety Strategy drawing' by denhof design highlights the location of the fire engine that can access the building from the pavement at the front.

Plan for the ongoing maintenance of active fire

There is close to no maintenance expected for the active fire safety measures as the smoke and heat detectors will be mains operated.

Note.

The house will comply with all current legislation with regard to Building Regulations and Fire Protection and Safety, including any regulations stated in this document which may be superceded.