

Fire Statement - London Plan Policy D12A

Planning application

BUILDINGS AND LAND TO REAR OF 41 CHURCH ROAD, BEXLEYHEATH, KENT, DA7 4DD

Site address	<i>BUILDINGS AND LAND TO REAR OF 41 CHURCH ROAD BEXLEYHEATH KENT DA7 4DD</i>
Description of development	<i>DEMOLITION OF EXISTING COMMERCIAL BUILDINGS; ERECTION OF 7NO. RESIDENTIAL UNITS WITH ASSOCIATED PARKING, LANDSCAPING AND ACCESS</i>
Name of Author and role in the development	<i>MR WALEED KHAN (Applicant)</i>

The purpose of this report is to meet the requirements detailed in Policy D12(A) of The London Plan 2021. Policy D12 is set out below:

Policy D12 Fire safety	
A	<p>In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:</p> <ol style="list-style-type: none">1) identify suitably positioned unobstructed outside space:<ol style="list-style-type: none">a) for fire appliances to be positioned onb) appropriate for use as an evacuation assembly point2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures3) are constructed in an appropriate way to minimise the risk of fire spread4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
	<ol style="list-style-type: none">6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
B	<p>All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.</p> <p>The statement should detail how the development proposal will function in terms of:</p> <ol style="list-style-type: none">1) the building's construction: methods, products and materials used, including manufacturers' details2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

Policy D12(B) is only applicable to major developments proposals and so is not relevant in this case.

ASSESSMENT

1) *identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point*

The proposed access and parking area can accommodate a fire tender as per the tracking plans outlined in the Transport Statement. The evacuation policy will be based on the concept of a stay put policy as decided by the occupiers.

The provision for appliances and assembly points will be to front of 41 Church Road.

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

The dwellings will include fire detection and alarm system to the required standard to enable safe alerting of fire hazards to reduce the risk of life and serious injury. Safety measures will be provided in accordance with the relevant Building Regulations.

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

To limit the spread of fire within the buildings, all wall and ceiling linings will satisfy the appropriate classification with the Building Regulations.

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

The means of escape for the dwellings will comply with the Building Regulations. Any 'evacuation strategy' would be devised/implemented by future occupiers of the building. The use of fire alarms would likely be a requirement of the Buildings Regulations, likewise the use of automatic smoke detectors.

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

The evacuation strategy will be as prepared by the building owners/occupiers.

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

The access road to the proposed development will provide suitable access for firefighting.

The provision of fire extinguishers will be a matter of choice for the owners/occupants.