

R2 STUDIO ARCHITECTS

10 Winterbrook Road Planning Fire Safety Strategy

Planning Fire Safety Strategy

This Planning Fire Safety Strategy has been prepared by R2 Studio Architects on behalf of our clients. This report was produced by a team of professionals with appropriate knowledge, understanding and qualifications commensurate with the size, scope and complexity of the proposed development.

Compliance with London Plan Policy D12(A) criteria

D12(A) criteria	Requirement	Demonstration of compliance	Complies
1	Identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point	Fire appliance access is from Winterbrook Road. Access to the building is via the main entrance. Formal assembly points are not provided, however, occupants can assemble along Winterbrook Road or at the rear of the garden which is further than the height of the facade away from the building.	✓
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 site will be fitted with mains-powered fire alarms along with the standard fire safety doors in accordance with Part B. Materials used will be in accordance with Part B: Volume 1 guidance. The basement will have an alternative emergency escape route via the front lightwell.	✓
3	Are constructed in an appropriate way to minimise the risk of fire spread	The main fabric of the building, masonry, does not change. New materials used are stated in the planning application form and will be in accordance with Part B: Volume 1 guidance in order to minimise the risk of fire spread.	✓
4	Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	Means of escape from the upper floors is via a protected staircase to the main entrance/ exit. Means of escape from the basement will be via the main stair or a ladder in the front lightwell.	✓
5	Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	As outlined in the document 'Fire Safety D12(A) London Plan Guidance' Appendix 1, Table A1.1 - criteria 5 is not applicable to householder planning applications.	N/A
6	Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development	No alterations are to be made to the current main access to the property, therefore no alteration is required to equipment used by the LFB.	✓