

Planning Fire Safety Strategy (London Plan Policy D12A) for non-major development

Site address:

25 Surrey Road, Nunhead, London, SE15 3AS

Description of development:

Conversion of existing single dwelling into 2no. 3 Bed dwellings through division of existing property and erection of rear and roof extension including raising of main roof ridge height by 350mm.

Name, qualifications, professional memberships and experience of author:

This strategy is produced by Stephen Butt, ARB, MArch, for and on behalf of Lendel Stephens Ltd.

Identifies suitably positioned unobstructed outside space for fire appliances to be positioned on

There will be no change to the current arrangement for space for fire appliances with the road. An assembly point is not applicable due to the nature of the development - owner occupied single dwellings

Identifies suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point

NA

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

A Type LD 2 minimum Grade D2 interlinked fire alarm system to BS 5839-6:2019+A1:2020 will be provided to each dwelling with a multi sensor head to be provided to the kitchen / dining spaces.

Constructed in an appropriate way to minimise the risk of fire spread

Compartmentation between proposed dwellings through the vertical division of the existing dwelling by min 60mins fire resistant construction which will run the full height of the building in a continuous vertical plane and extend through the roof space to the underside of the roof - refer to plans.

Provides suitable and convenient means of escape, and associated evacuation strategy for all building users

A protected stairway will be provided within each dwelling with min E20 fire resisting doorsets to habitable rooms - refer to plans

A robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

NA

Suitable access and equipment for firefighting which is appropriate for the size and use of the development

NA

Where a lift core is provided, at least one lift is an evacuation lift

NA

Notes.

Fire performance ratings for materials, structure and components:

Where a fire performance rating for a materials / structure/ component is referred to it shall be taken as meaning (except where noted otherwise) that the materials / structure/ component satisfies the performance criteria prescribed in Appendices B of the HM Government Approved Document Part B (Fire Safety) Volume 1:Dwellings: 2019 or Section 4, paragraph 16 and associated sub-paragraphs of BS 9991 Fire Safety in the design, management and use of residential buildings - Code of Practice, British Standards Institute, 2015.

Fire resisting Doorsets:

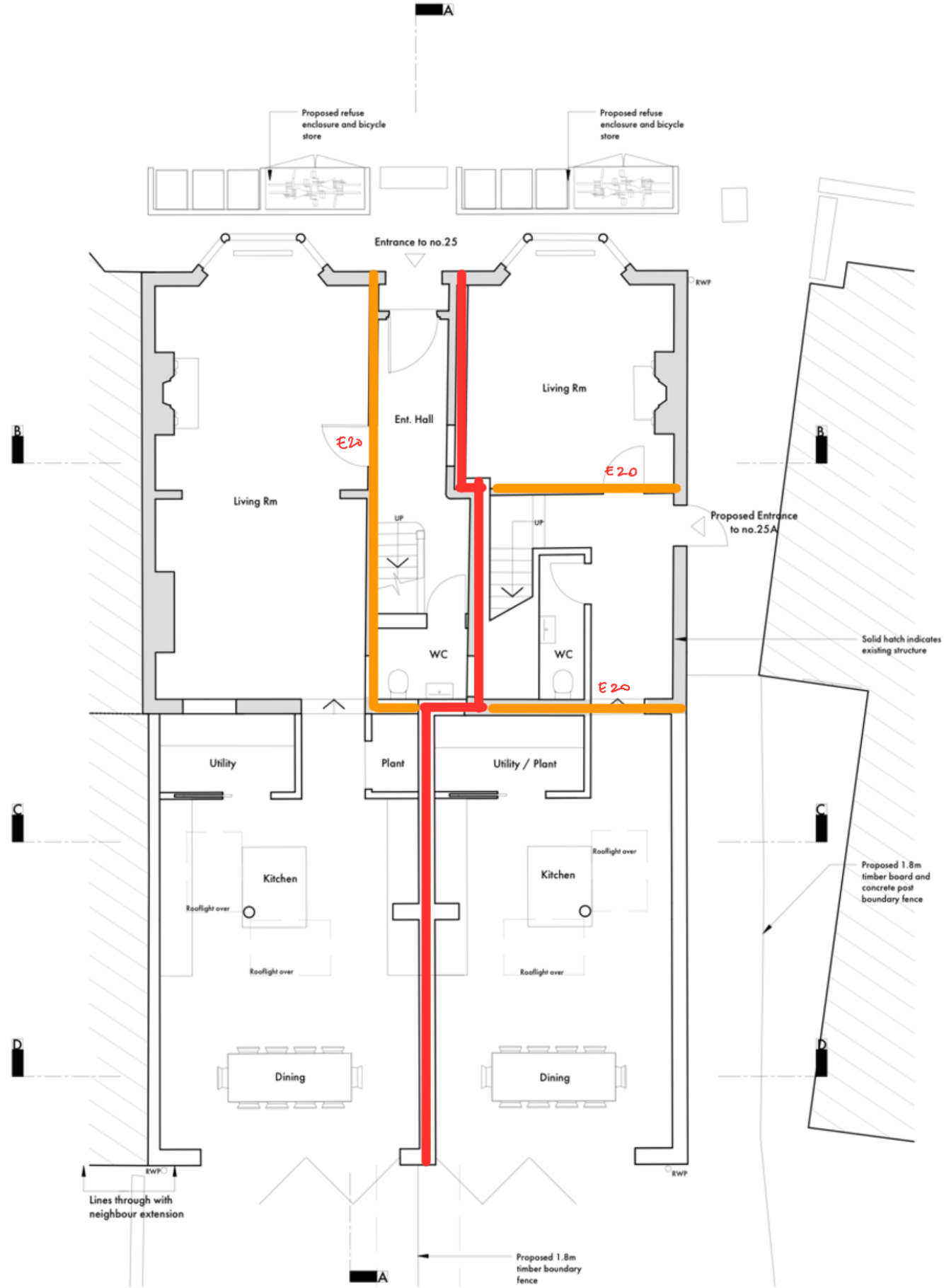
A doorset including leaf, frame, hinges and ironmongery proven through testing to BS 476:Part 22: 1987 or BS EN13501: Part 2: 2005 as being capable of withstanding the specified heating

regime without loss of its fire resisting integrity. Within a dwelling, fire resisting doorsets are not required to be smoke containing or fitted with signage or provided with self closing devices, but shall otherwise be specified in full accordance with the guidance contained in Appendix C of the HM Government Approved Document B (Fire Safety), Volume 1: Dwellings: 2019 or Clause 24 (including all subsections) of BS 9991 Fire Safety in the design, management and use of residential buildings - Code of Practice, British Standards Institute, 2015.

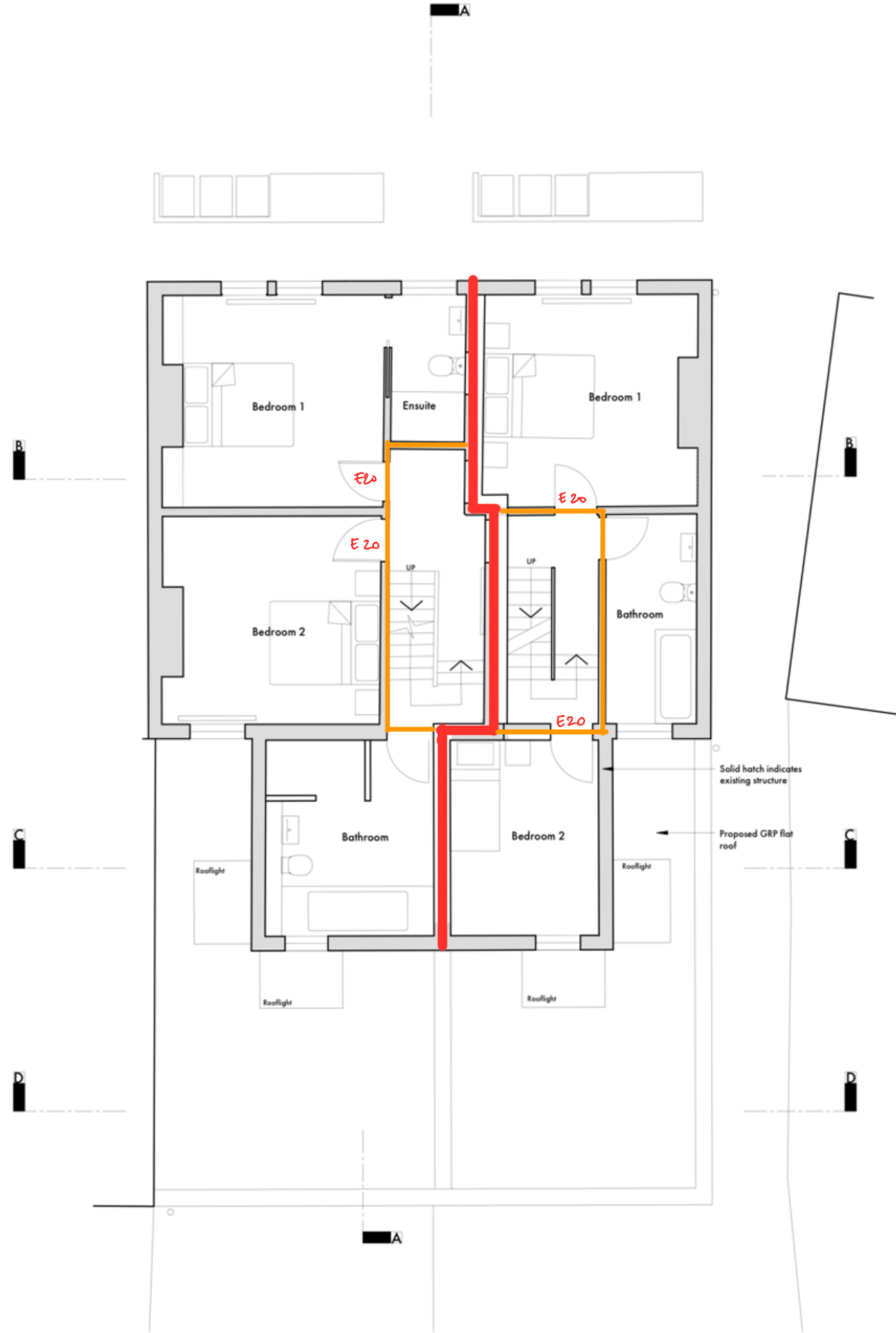
Protected stairway: – a stair separated by fire resisting construction (minimum REI 30) at all storeys, that extends to the final exit (front door)

FIRE STRATEGY PLAN OVERLAY

- 60 MIN FIRE RESISTING CONSTRUCTION (REI 60)
- 30 MIN FIRE RESISTING CONSTRUCTION (REI 30)
- E20 FIRE RESISTING DOORSET.



Proposed Ground Floor Plan



Proposed 1st Floor Plan



FOR PLANNING

| Rev. | Date | Description |
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Project
25 Surrey Road

Client
Walters Property Development LTD

Drawing Title
Proposed Ground and 1st Floor Plans

Scale **1:100 @A3** Date **Oct 23**

Drawn **SAB** CHKD

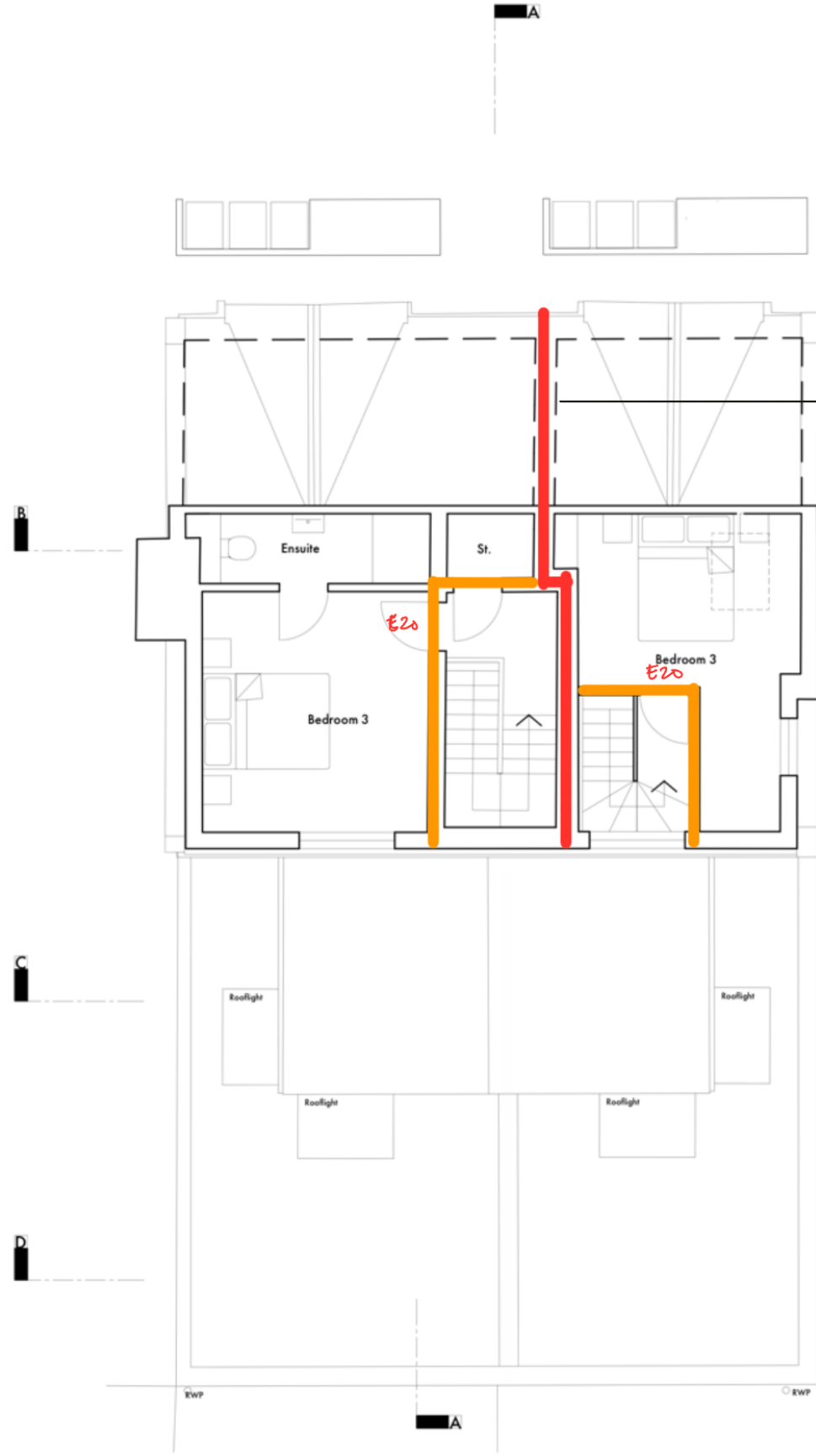
DWG No. **069_100_A_120** Rev.

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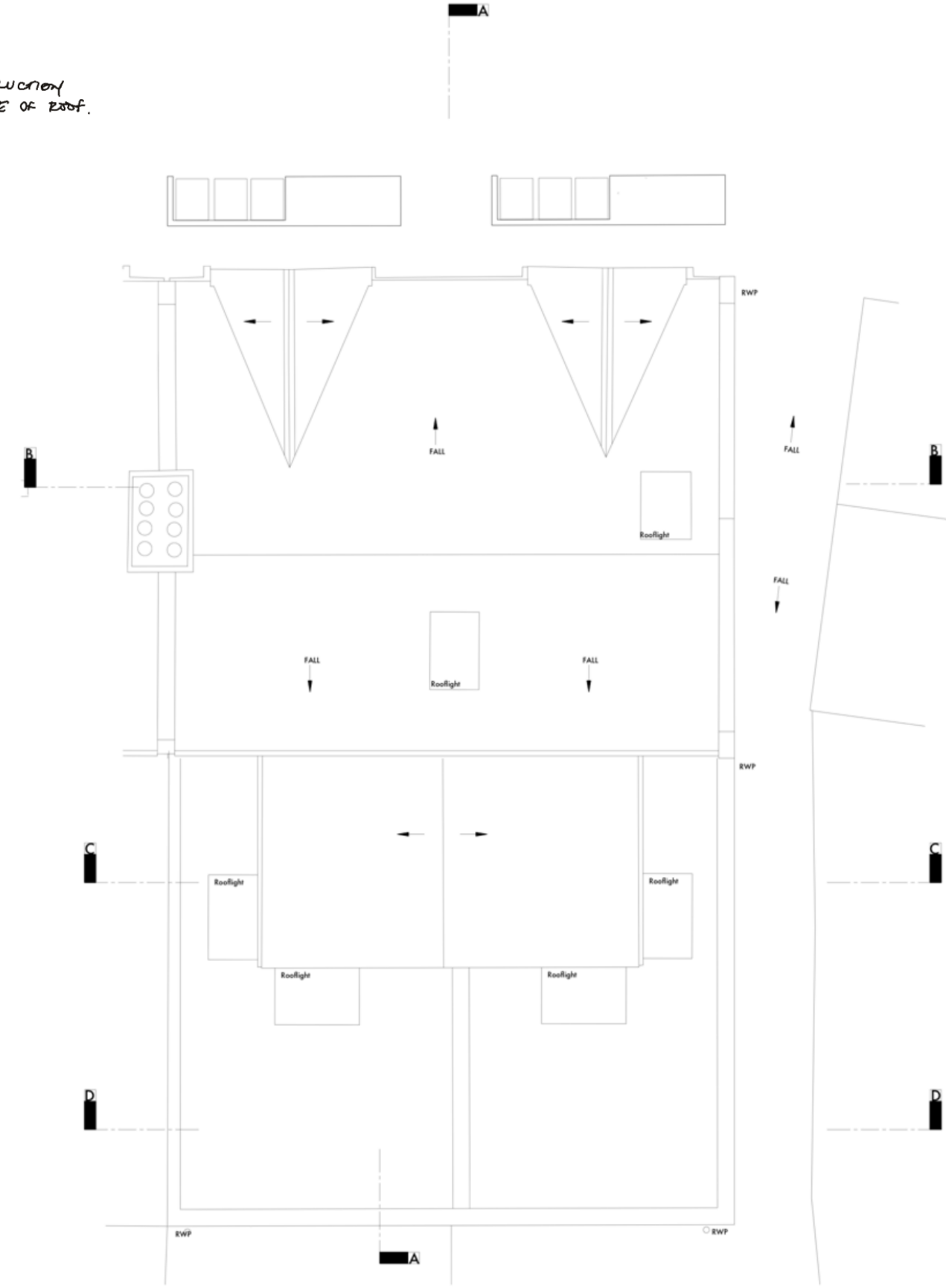
Drawing to be read in association with all other relevant contract documents and risk assessments. Do not scale from this drawing. Use figured dimensions only. All dimensions to be checked and verified by contractor on site.
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FIRE STRATEGY PLAN OVERLAY

- 60 MIN FIRE RESISTING CONSTRUCTION (REI 60)
- 30 MIN FIRE RESISTING CONSTRUCTION (REI 30)
- E20 FIRE RESISTING DOORSET.



FIRE RESISTING CONSTRUCTION CONTINUED TO UNDERSIDE OF ROOF.



FOR PLANNING

| Rev. | Date | Description |
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Project
25 Surrey Road

Client
Walters Property Development LTD

Drawing Title
Proposed 2nd Floor and Roof Plan

Scale **1:100 @A3** Date **Oct 23**

Drawn **SAB** CHKD

DWG No. **069_100_A_121** Rev.



Proposed 2nd Floor Plan

Proposed Roof Plan

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