
27, HOWARD ROAD, South Norwood, London, SE25 5BU

Planning Fire Safety Strategy Report

The purpose of this note is to demonstrate compliance with Policy D12(A) Fire Safety of the London Plan, 2021.

The proposals are considered to be a minor development.

It is intended that the proposed development will achieve the highest standards of fire safety in compliance with Approved Document B and all relevant Building Regulations.

The property is a two storey semi-detached property with a loft conversion, located on the east side of Howard Road in South Norwood.

The house is currently subdivided into five flats – a 1-bed and 2-bed on ground floor; a 1-bed and 2-bed on first floor, and a 2-bed at second floor. The proposals extend, subdivide and refurbish the volume to provide one additional apartment, while reconfiguring the remaining five, mainly through the construction of side and rear extensions.

Unobstructed external space for fire appliances is available in Howard Road. This is not compromised by the proposals.

Means of escape is available to Howard Road (and to the rear garden from ground floor and egress windows at first floor), both unaffected by the proposals.

A protected route is available from the upper floors to the final exit point.

The dwellings will have a fire detection and alarm system in compliance with the recommendations of BS 5839-6, minimum Grade D2 Category LD3 standard. Mains operated smoke alarms conforming to BS EN 14604 will be provided to the entrance hall and landings; mains operated linked heat detectors conforming to BS 5446-2 will be provided in the kitchens. Detectors will have a separate circuit and a back-up power supply in accordance with clause 15 of BS 5839-6.

All new construction will be fully compliant with Part B including fire resistant partitions, doors and floors where required. All fire doors to have a fire resistance in terms of integrity, for a period of 30 minutes, when tested to BS 476-22. All flat entrance fire doorsets to be fitted with a self-closing device. Partitions and ceilings to the protected route will be 30 min. fire resisting.

All materials will resist the spread of flame to building regulations standards. Party walls will be built up in masonry to prevent fire spread. External boards within 1m of the boundary will be fire resisting.

All new work will be to Building Control approval. Details of the fire strategy will be confirmed at this point.

Access for fire fighters and their equipment is not altered by the proposals.

The above description illustrates that the proposals can comply with the requirements of London Plan policy D12A, and may be considered acceptable with regards to fire safety.

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