



## **61 CLEVELAND GARDENS**

**Barnes SW13 0AJ**

**PLANNING FIRE SAFETY STRATEGY (PFSS)**

**25th APRIL 2021 Rev A**

**prepared by Stephen Reyburn RIBA**

To be read in conjunction with

Fourwalls drawings:

4W265411B : Existing plans

4W265412B : Existing elevations and sections

Stephen Reyburn Architects drawings:

61CG.10J : Site plan as existing and as proposed

61CG.11J : Plan as proposed

61CG.12H : Front and side elevation as proposed

61CG.131G : Back and side elevation facing no.63 as proposed.

61CG.14B : Basement and roof plans as proposed

## 1.1 STEPHEN REYBURN BAHons RIBA

Stephen Reyburn is an Architect with over 35 years experience of designing for fire safety on a variety of buildings including individual houses, blocks of flats, offices, shops, and exhibition buildings.

## 1.2 DECLARATION OF COMPLIANCE

This fire safety information is provided to satisfy the requirements of London Plan Policy D12A: A1, A2, A3, A4, & A6. The relevant design codes are stated under each heading as follows:

## A1: SPACE PROVISIONS FOR FIRE APPLIANCES & ASSEMBLY POINTS

Relevant Design Code: AD B5 Section 11 : Vehicle Access Table 8 para 11.4

The access to the property for pump and high reach appliances will be via Cleveland gardens. This road complies with Table 8 apart from the turning circle requirements. However, the appliances will not need to turn round as they will be able to exit from Cleveland Gardens by continuing along the road in either direction.

Appliances will stop in the road outside the property.

The assembly point will be on the pavement in Cleveland Gardens.

## A2: PASSIVE AND ACTIVE SAFETY MEASURES

Passive measures:

RELEVANT CODE/STANDARD: AD B Vol 1 Appendix A , table A1:

The central dividing wall between the two dwellings will be one hour fire resisting

The first and second floors, and the walls and doors in both staircase enclosures will be half hour fire resisting.

Active measures:

An automatic fire shutter operated by a smoke detector and connected to the alarm system will be provided at ground floor level between the kitchen and the staircase of no. 61 (right hand side of property looking from Cleveland Gardens). Please see drawing 61CG.11J

RELEVANT CODE/STANDARD: AD B1 Section 1

Each dwelling will have a mains operated smoke alarm system with a smoke detector at each landing level of the staircase and also a heat detector in the kitchen

## A3 CONSTRUCTION PRODUCTS & MATERIALS

RELEVANT CODE/STANDARD : The alterations to the existing building will be carried out in materials that generally match the existing building and in compliance with Building Regs. Approved Documents (AD) :

The existing external walls are brickwork and comply with AD B4 Section 8 : Construction of external Walls. Any alterations will also be carried out in matching brickwork

Intermediate floors and any roof work will be carried out with structural timber and will comply with AD B3: walls and ceilings and AD B4: Section 10 : Roof coverings.

Internal partitions will be plasterboard faced timber studs, those around stairs will have fire resisting doors and frames as stated under A2 above.

#### A4: MEANS OF ESCAPE AND EVACUATION SYSTEM

The property will be separated into two dwellings with a vertical fire wall separating the two and each dwelling will have a protected stair leading to a final exit onto Cleveland gardens. Please see SRA drawing 61CG.11J

RELEVANT CODE/STANDARD: Means of Escape: Building Regulations Approved Document B1 : Section2:

NO.61A (left hand half of no.61)

1. Escape from ground storey: the means of escape will comply with B1 Section 2 Clause 2.3a: escape via. Hall and Clause 2.3.1: escape via. a window.
2. Escape from first floor : this is an upper floor not more than 4.5m above ground.: the means of escape will comply with AD B1 Section 2.4a: escape via. Hall and Clause 2.4.1: escape via. a window.
3. Escape from second floor: an upper floor greater than 4.5m above ground: the means of escape will comply with AD B1 Section 2 : 2.6 a.(i) provision of a protected stair which extends to a final exit

NO.61 (right hand half of no.61)

1. Escape from ground storey: the means of escape will comply with B1 Section 2 Clause 2.3a: escape via. Hall and Clause 2.3.1: escape via. a window.

On the ground floor there will also be an automatic fire shutter activated by a smoke detector to separate the kitchen from the hall. See also under A2 above.

2. Escape from first floor : this is an upper floor not more than 4.5m above ground.: the means of escape will comply with AD B1 Section 2.4a: escape via. Hall and Clause 2.4.1: escape via. a window.
3. Escape from second floor: this is an upper floor greater than 4.5m above ground: the means of escape will comply with AD B1 Section 2 : 2.6 a.(i) provision of a protected stair which extends to a final exit

#### A6 ACCESS AND EQUIPMENT FOR FIREFIGHTING

RELEVANT CODE/STANDARD : Part B of Schedule1 to the Building Regulations requirement B5.

As stated under A1, the appliances allowed for are pump and high reach appliances and these will stand in Cleveland Gardens if attending a fire.

There is a water hydrant outside no.104 Cleveland Gardens.

SR 25.04.21