

## FIRE STRATEGY STATEMENT

This document is to accompany the draft Fire Strategy Plans prepared for the planning application of the scheme at 217 Kingston Road and is suitable for planning submission only. Measures listed below are from an architectural perspective and based upon requirements within the Building Regulations and the London Plan 2021 draft Policy D12(A). This document does not constitute a Fire Safety Report which should be prepared for the construction stage of the scheme by a registered Fire Engineer.

### 1. Policy D12(A) Fire Safety

#### **1) Identify suitably positioned unobstructed outside space for:**

- a) Fire appliances to be positioned on – Fire appliances would serve the development from the public street.
- b) Appropriate for use as an evacuation assembly point – the pedestrian access at the front of the property would be appropriate for an evacuation assembly point.

#### **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**

Each flat/dwelling will have a fire detection and alarm system minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.

Smoke alarms will be mains operated, situated in circulation spaces and conform to BS EN 14604.

Heat alarms will be mains operated, situated in kitchens and conform to BS 5446-2.

All gas and electricity installations will be undertaken by a competent person.

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

All construction will be in accordance with the Building Regulations. Structural elements and compartment floor and walls will achieve min. 60 Fire Resistance in accordance with the building regulations. Doors within compartment walls are to be min. FD30S in accordance with the Building Regulations.

Wall and ceiling linings will be as per the Building Regulations.

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

Plans have been designed to allow all occupants means of escape compliant with Building Regulations.

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

House occupants will agree their evacuation strategy once in occupation, building management for the block of flats should develop an evacuation strategy as part of the management plan, however taking into account the single stair nature of the building it will be very straightforward.

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

As the development is relatively small and within 45m of the public street, it is considered appropriate that fire appliance access is provide via the public street and no additional firefighting equipment is to be provided.