

PLANNING APPLICATION

9 Cheyne Ave, London TW2 6AN

Construction of two storey, two bedroom three bed space attached dwelling house with associated provision of refuse/parking/cycle storage, and amenity space; host dwelling roof conversion from hip to gable, incorporating proposed rear dormer, and 1stFI rear fenestration changes.

PLANNING FIRE SAFETY STRATEGY (PFSS)

November 2021

The proposed development was evaluated against London Plan 2021 Policy D12(A) and complies with paragraphs 3.12.3 and 3.12.4. This PFSS is written in accordance with Fire Safety Policy D12(A) Pre-consultation draft, March 2021. It is confirmed hereby that the author of this submission, in the architect capacity, has a suitable fire safety background with the appropriate knowledge, understanding and qualifications commensurate with the size, scope and complexity of this comparatively small scale proposed development.

1. London Plan 2021 Policy D12 part (A) criteria for the non-major development full application permission, in line with Appendix 1.

1) Space provisions for fire appliances and evacuation assembly point:

a) The fire and rescue service pumping appliances can be sited on the side road, Sheringham Ave, that is spacious enough to accept the fire engine trucks, notwithstanding that all on street car parking spaces may be filled at the time of an emergency, refer to part 2.

b) The evacuation assembly point is proposed to be at the front of the development and outside of the proposal site boundary on the public footpath, for a safe distance from a potential fire source, refer to part 2.

2) Passive and active safety measures:

a) The passive safety measures are designed-in in accordance with Building Regulations Part B, limited to the proposed new residential space construction scope. The proposed new residential space is proposed to be compartmentalised by means of all walls and ceilings to be cladded in 30min fire check plasterboard. Furthermore, throughout both the host and new dwellings all rooms are to be fitted with 30min fire check internal doors, save for the new dwelling GrndFI that is to be protected by the water mist system, refer to 2)b).

b) The proposal active safety measures include Building Regulations Part B compliant fire sensor and alarm system installation, which meets code LD1 of BS5839, throughout the new dwelling, and in the host dwelling on the second floor and hallways. The proposed new dwelling GrndFI hallway and kitchen area is to incorporate the ceiling mounted water mist system, designed and installed to BS8458 by the fire safety IFCC certified contractor (see figure 1).

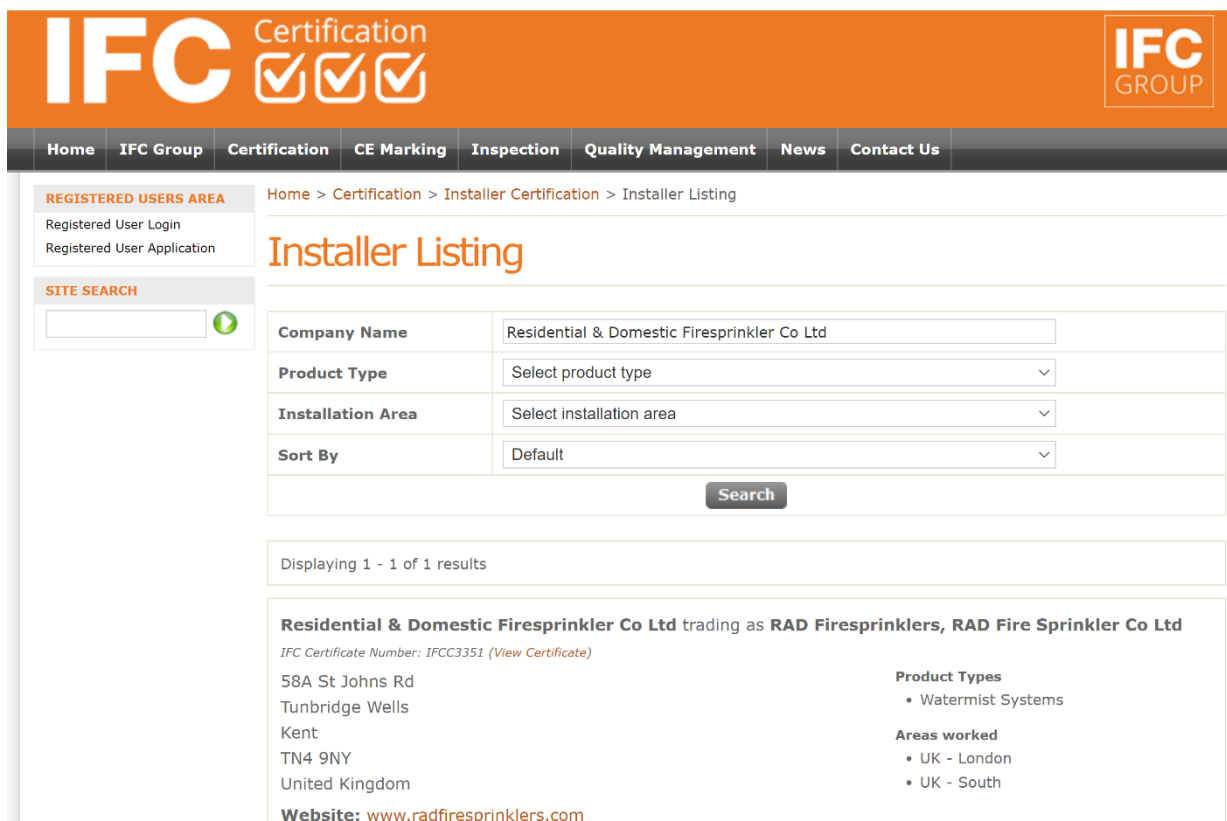


Figure 1.

3) The development new residential space construction will be undertaken in line with Building Regulations Part B.

The development construction phase fire risks, which could impact the fire safety of neighbouring sites, buildings, occupants etc., are to be mitigated by adhering to the construction code of conduct as detailed within The Construction (Design and Management) Regulations 2015. The latter will assist in implementing the fire risk control measures in a planned manner. Additionally, there is to be stored at the construction site at all times the fire extinguisher kit for all types of fire risks: 6Ltr AFFF Foam, 6Ltr Water and 2KG CO2.

4) All development fire escape routes door clearances are of minimum 750mm width, all evacuation routes to the emergency exits from premises and the exits themselves are designed to be kept clear at all times, the fire exits via the principal entrance are considerate of Building Regulations Part M4(2) requirements for the stepless access, and these emergency routes and exits lead as directly as possible to a place of safety, to the evacuation assembly point. In summary, the entire escape routes up to and including the final exits from the buildings are designed to be unobstructed at all times, while the distance occupants have to go to escape (the travel distance) is as short as feasible.

6) It is understood that for the given development there was duly accounted for the adequate form and maximum reasonable dimensions of the fire appliances, whilst this PFSS also benefits from the potential additional scope of the further appliances to be sited. There is an adequate firefighting water supply in the proposal area, by reference to London Fire Brigade 'About us' webpage (see figure 2).

Hydrant inspection. There are over 115,000 fire hydrants in London we inspect them every 4 years. Hydrant inspections are managed by the Water Team. In London, you are never more than 90 metres from a fire hydrant.



Overview

What is Hydrant Inspection?

Every water company has a duty to provide water we use to fight fire. We access the water network through fire hydrants right across London, which need regular inspection and maintenance to ensure that we can access water

Figure 2.

2. Fire appliances siting and evacuation assembly point

Please refer to architectural drawing no.211.

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