

Planning Fire Safety Strategy (PFSS)

Prepared in accordance with The London Plan 2021 - Policy D12(A).
15.11.21

Site address

3 Ashfield Close, Petersham, TW10 7AF

Proposal

The proposal is set out in a Householder application for the removal of a rear two storey extension and a front double garage, to form a two storey side and front extension and a single storey rear extension.

The statement has been prepared by Philip White, DipArch(King) on behalf of the owners of the property.

The proposal has been assessed on the criteria set out in the London Plan 2021 - Policy D12 (A), shown in [blue text](#) below, as follows:

Criteria 1

[Identify suitably positioned unobstructed outside space for:](#)

- [1. Fire appliances to be positioned on](#)
- [2. Appropriate for use as an evacuation assembly point](#)

1. The detached house is situated in a cul-de-sac, Ashfield Close. This provides direct access for fire appliances to reach the house and garden.
2. There is adequate space for the family and visitors (if applicable) to gather in the road and front garden and their presence to be recorded if the house has to be evacuated.

Criteria 2

[Incorporate appropriate features which reduce the risk of life and risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.](#)

A new smoke and heat alarm system will be installed in the new and existing extended space at ground and first floor levels to provide protection throughout the house in accordance with BS 5839-6:2019.

Criteria 3

[Constructed in an appropriate way to minimise the risk of fire spread:](#)

[Spread over the boundary](#)

[Materials fire safety information](#)

All the materials used in the construction of the external walls are to be non-combustible to 60 minutes fire resistance to avoid the risk of any spread of fire to adjoining properties. The roof is to be constructed to BROOF(t4) in accordance with BS EN 13501-5 classification.

EPDM roof covering partially over the new garage: 1.5mm EPDM membrane is fire rated to EXT. F. AA

Velux roof lights to be fitted with 3mm laminated and 4mm toughened glass.

Smoke alarm to Grade D1/D2, Category LD3 to BS 5839-6:2019

Criteria 4

Provide suitable convenient means of escape and associated evacuation strategy for all building users.

The route for the means of escape from the bedrooms at first floor level is down the staircase to the ground floor front door.

All internal doors on the primary route are to be checked and confirmed to be 30mins fire resisting and approved by the building inspector / agent on site.

There are four egress doors to provide means of exit at ground floor level.

All new windows in habitable rooms will be without obstruction to at least 0.33sqm and the bottom of the openable area to be no more than 1100mm from finished floor level.

Criteria 5

Develop a robust strategy for evacuation which can be periodically updated and published and which all building users can have confidence in.

This house is occupied by one family and all family members will be familiar with procedure in the event of a fire.

Criteria 6

Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

There is pedestrian access to the front door of the property from the public road, Ashfield Close and this will not be changed by the proposal.

All areas of the house are accessible for firefighting.

Domestic fire extinguishers are to be provided in the kitchen and at first floor level for occupant's use.

Relevant fire safety codes and standards of fire safety:

All building work is to be in accordance with current Building Regulations Part B in relation to fire safety and is to be certified with the issue of a completion certificate by a qualified competent Building Inspector / agent following the procedure set out by the submission of a Building Notice prior to work commencing.

Materials and construction methods are to comply with recommendations and guidance set out in Approved Document B: Vol 1 and to be checked on site during construction at various stages determined by the building inspector.