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15 December 2023

**FIRE SAFETY POLICY D12A PLANNING FIRE SAFETY STRATEGY**

**6 NYLANDS AVENUE, LONDON, TW9 4HH**

**Drawing References:**

**Application: 1200, 1201, 1202**

Dear Sirs,

The London Plan 2021, published 19 March 2021, is the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20/25 years. Part of the London Plan aims to achieve the highest possible fire safety provisions for new buildings, partly in response to the Hackitt Review 2020. The intention of the Hackitt Review is to improve fire safety regulation and compliance which was initially focussed on high rise residential buildings (blocks of flats), but Fire Safety Policy D12A expands upon the original intent and captures all developments.

This project is a comparatively minor development which shall be following the national building regulation process which requires that the building work meets at least the minimum fire safety standards set out within the relevant guidance documents, namely 2019 edition of Approved Document B Volume 1 and/or BS9991:2015 Fire safety in the design, management and use of residential buildings – Code of Practice.

This is not a major development as defined within Statutory Instrument 2015 No 595 Town and Country Planning and as such does not require a comprehensive Planning Fire Safety Strategy as required under Policy D12(B).

The Fire Safety D12(A) London Plan Guidance criteria sets out the matters required to be considered. The level of information required will vary with the size and scale of developments with an extension to an existing code compliant dwelling at the lower end of the PFSS expectations.

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

**a) Fire appliances to be positioned on -**

The access for the fire service is via a public road, Nyland's Avenue, which provides adequate access for the fire service and meets the current guidance set out in B5. Nyland's Avenue is a straight public road, connecting North Road and Pensford Avenue, and as such is not a dead-end access route.

**b) Appropriate for use as an evacuation assembly point –**

This existing building is, and following the proposal, shall remain as a Purpose Group 1(b), with a limited number of occupiers. It is considered that the drive/forecourt at the front of the building is suitable as an initial assembly point, with adequate space for all occupants. There is opportunity to walk further away from the building as may be necessary, along the paved Nyland's Avenue.

**2) This existing dwelling is designed to incorporate features which reduce the risk to life and the risk of serious injury in the event of fire; including appropriate alarm systems and active fire safety measures.**

The dwelling does not require an extensive automatic fire detection system. Automatic fire detection meeting at least the minimum requirements of ADB Volume 1 shall be provided in accordance with BS5839-6, namely a 240 volt mains operated, interconnected smoke alarms with integral sounders in the staircase enclosure. No other active fire safety measures are required to ensure a safe dwelling.

The proposed alterations do not reduce or detrimentally impact on the existing fire safety measures already provided within the property.

**3) The dwelling constructed in an appropriate way to minimise the risk of fire spread.**

The materials and boundary separation shall meet the requirements of ADB and the level of risk of spread of fire shall not exceed the national permitted criteria. The property is of traditional construction with masonry non-combustible external walls and a slate/tile roof.

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

The existing means of escape provisions appropriate for a dwelling are not fundamentally altered with the proposed project. The evacuation strategy for the dwelling shall be Simultaneous Evacuation which is risk appropriate. This shall be dependent on all doors from habitable rooms which open onto the staircase, being of at least an FD20 standard (usually FD30 shall be fitted).

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

This building is a private dwelling and periodic review is not appropriate as the Fire Safety Order does not apply.

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

Access for the fire service shall be addressed in accordance with Approved Document B - Fire Safety Volume 1 B5. There is no requirement for any specific equipment for firefighting purposes.

Please do not hesitate to contact me if you have any further queries on the matter.

Yours Sincerely,



Russell Troth MIFireE  
Managing Director  
Institute of Fire Engineers membership number is: 00024948