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Project 9 Ailsa Road, St Margarets, TW1 1QJ		
Document Title: <b>Fire Strategy Statement</b>		
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## **Fire Safety Strategy to Accompany Planning Application for a Single Storey First Floor Side Extension and Rear Dormer to Existing Roof and Outbuilding in Garden**

### **Introduction**

The following information relates to the planning application for a single storey first floor side extension and rear dormer to existing roof, outbuilding in garden and minor internal modifications to accommodate the new extensions.

This statement has been prepared to demonstrate compliance with Policy D12 of the London Plan 2021 and to demonstrate how the application has achieved the highest standards of fire safety by design. This statement has been produced by PLOT Architecture. PLOT Architecture are not specialist fire consultants, with our scope being limited to developing proposals to satisfy building control.

This statement is to be read in conjunction with all relevant drawings and application documents.

We will ensure the proposals comply with any further planning or building control requirements identified.

The following documents have been used to produce this assessment:

- London Plan Guidance Fire Safety Policy D12(A) Pre-consultation draft march 2021
- Building regulations

### **Response to 'Guidance on policy Criteria for London Plan Policy D12(A)'**

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

*a) Fire appliances to be positioned on:*

The property is a detached house within a residential area in St Margarets. There is access to the property from the front via the unobstructed highway Ailsa Road where fire appliances can access the property. The proposed works do not effect this access and highway access will be maintained throughout the build.

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

Ailsa Road, the highway to the front of the property is a safe evacuation assembly point in the event of a fire. There is access out to the highway from the front door of the house. The proposed works will not effect this access and highway access will be maintained throughout the build. In addition to access to the front of the property, there is access via the back of the house into the rear garden

*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*

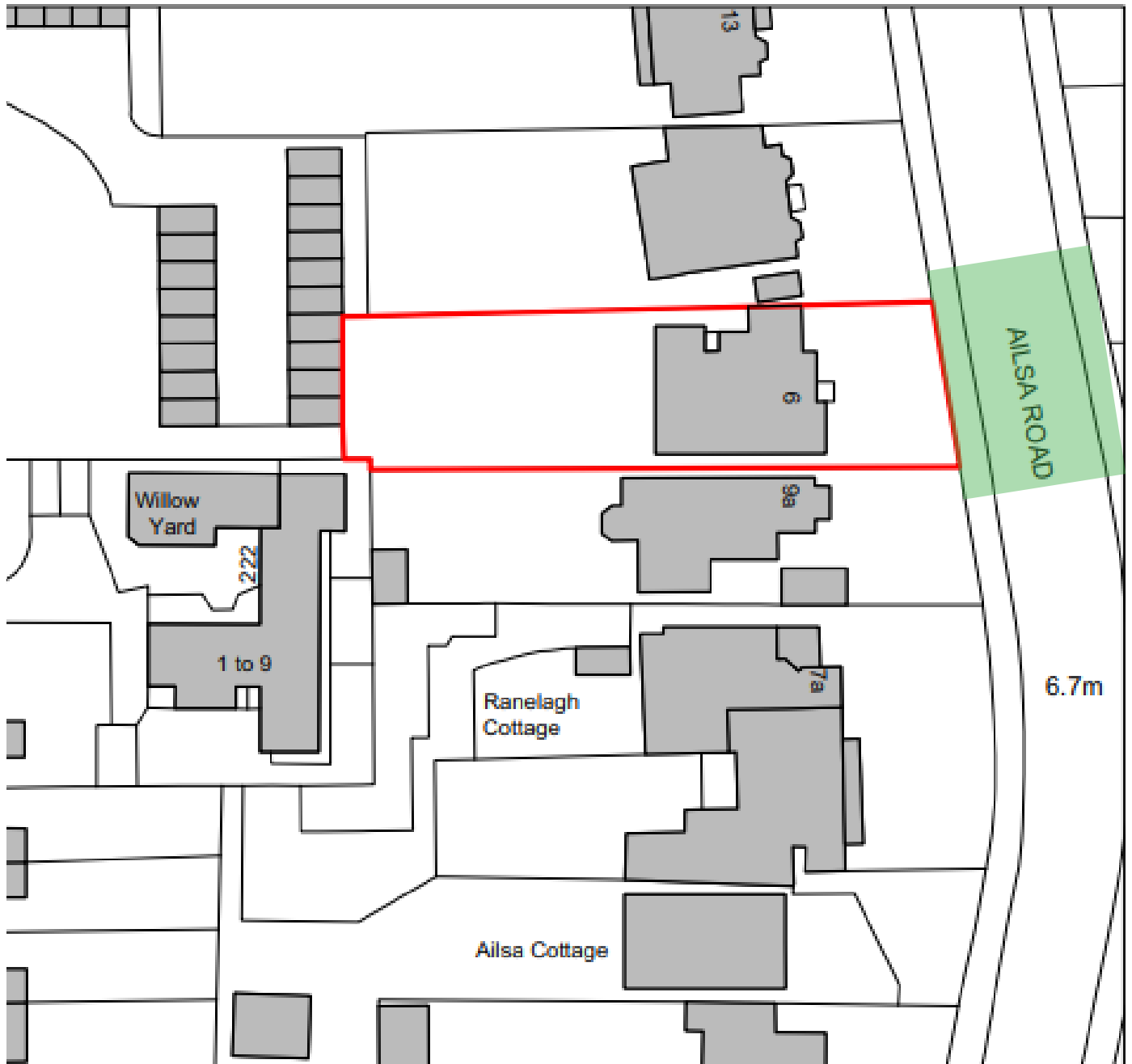


Figure 1 : Map showing access for fire fighting equipment and an escape point in GREEN

Both passive and active measures have been incorporated into the design to maintain good levels of safety to people and property in the event of a fire. Note the extension works in this application are limited to first floor side extension, rear roof dormer, outbuilding in garden and minor internal modifications to accommodate the new extension. Where relevant, in the areas the works are taking place the following features will be considered to be included.

Heat and smoke detectors  
Doors upgraded to fire doors  
Fire rated walls and floors

The building has been designed to comply with building regulations and the fire safety measures taken are believed to be appropriate to the size and nature of the development.

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

In addition to the measures mentioned above, all components going into the build will be appropriately fire rated where required and comply with building regulations. All relevant products and systems will be specified during the detailed design to ensure compliance by the contractor during the construction stage. The contractor will be required to comply with all necessary legislation set out by HSE during the build.

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

There are a number of routes out of the property, appropriate escape would be to the front of the property to Ailsa Road, or if this is not possible, to the rear of the property into the rear garden.

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

The application is a householder planning application and therefore in accordance with 'Fire Safety D12(A) London Plan Guidance' Table A1.1, addressing criteria 5 is not required.

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

As per note 1 there is current access to the site for fire fighting equipment from Ailsa Road, the proposals do not alter the access or require any alterations and therefore the existing access is deemed appropriate for the size and use of the development.

## Report Information

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