

12TH July, 2024

FIRE STATEMENT STRATEGY FOR THE PROJECT AT 16 CHESTER CLOSE, LONDON SW13 0JE

Official

Dear Validation Officer,

As per validation requirements for the recent planning application at 16 Chester Close, London, SW13 0JE, we submit this Fire Statement Strategy for the project. The guidelines state that the following should be covered within the document:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

MAAD: No Fire Appliances are required on the outside of the building. The property is on 3 levels with means of escape as set out below. The property is located on the main road and is at a short enough distance for a fire engine to gain access to as well as for fire hoses to reach all points on the building. Assembly point should be at the front of the property away from any danger/fire. During construction, necessary fire extinguishers will be installed to front and to the rear of the building at ground floor level. The contractor will provide the following:

- 1 x Contractors Stand
 - 1 x PowerX 6Ltr AFFF Foam Fire Extinguisher
 - 1 x PowerX 6Kg ABC Dry Powder Fire Extinguisher
 - 1 x Landscape Rigid Plastic AFFF Foam Fire Extinguisher Sign
 - 1 x Landscape Rigid Plastic Co2 Fire Extinguisher Sign
 - 1 x Landscape Rigid Plastic ABC Dry Powder Fire Extinguisher Sign
 - 1 x Evacuator Sitemaster (FMCEVASMPB) Push Button (PB) Fire Alarm
 - 1 x Evolution 20 Person First Aid Kit
 - 1 x Evolution EVB02 20 Person First Aid Kit Wall Mounting Bracket
 - 1 x 200mm X 150mm Rigid Plastic Public Fire Action Sign 1
 - 1 x FirePower 2Kg Co2 Fire Extinguisher
- 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.

MAAD: A Fire Alarm System will be installed in the property to meet **BS 5839-1:2017** which will include both hard wired smoke and heat detectors. FD30 doors will be required for the fire isolated corridor and stairs through to the front main entry. The contractor will be responsible for installation of temporary battery operated smoke alarms during the construction phase.

- 3) are constructed in an appropriate way to minimise the risk of fire spread

MAAD: The project will be constructed in a way to minimise fire and to building control current regulations. All Doors are FD30 as appropriate. There are multiple escape points in the emergency a fire breaks out. Fireline Plasterboard will be used to protect supporting structure to the first floor flat, and separate egress corridor, in accordance with building control requirements.

- 4) provide suitable and convenient means of escape and associated evacuation strategy for all building users

MAAD: The proposal is for alterations to a 4 bedroom house with access to the open space of the road, (For egress from bedrooms, Kitchens and Living Areas).

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

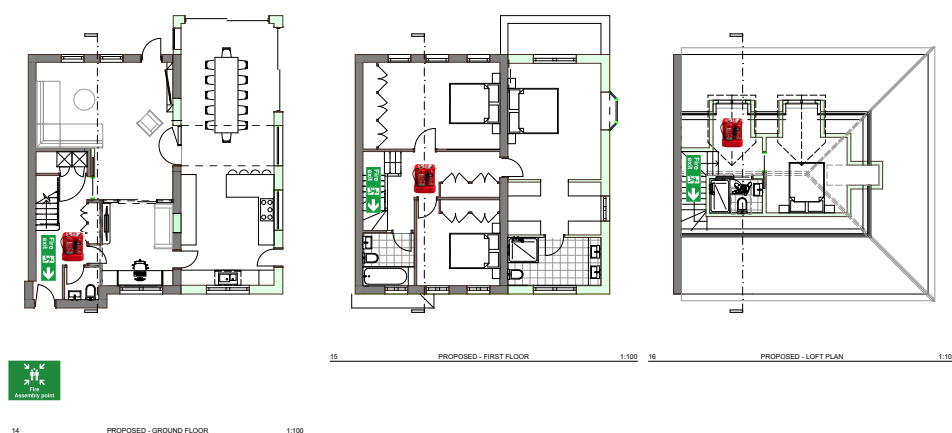
MAAD: With negotiation of the developer / contractor / myself, the Building Regulation drawings will be provided with the fire strategy for the project, including the fire alarm system, maintenance and who to call should fire alarm need testing. We will also provide the routes and means of escape as per the drawing enclosed to show the client and any occupiers the routes for means of escape.

- 6) provide suitable access and equipment for firefighting that is appropriate for the size and use of the development.

MAAD: A smoke and heat alarm system will be proposed for installation throughout the property. During construction, necessary fire extinguishers will be installed throughout the build at the basement level and ground floor level.

The supporting text explicitly asks applicants to :

- a. demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future. MAAD: FIRE STRATEGY DIAGRAM

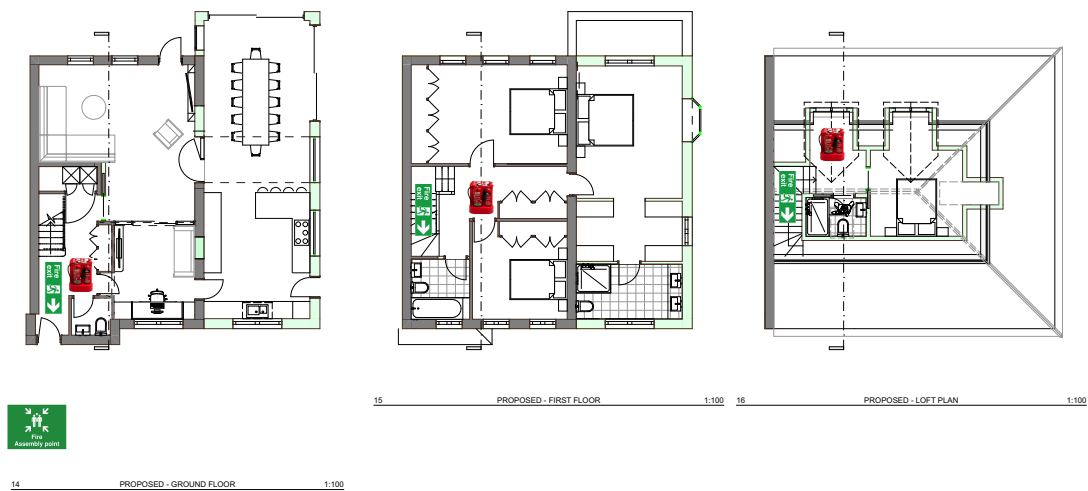


This drawing is not to be scaled. All dimensions to be checked on site before production or work begins on site.

<p>ISSUE - FOR PLANNING APPROVAL</p>	<p>MARQUE ARCHITECTURE + DESIGN</p> <p>© mark@maad.design p: +44 7545 223 204 e: 79 Clapham Manor St London SW4 6DR</p>	<p>ALTERATIONS + EXTENSION 16 CHESTER CLOSE LONDON SW13 0JE</p>	<p>Title: FIRE STRATEGY DIAGRAM Date: JULY 2024</p>	<p>Scale: 1:100 @ A3 Date: JULY 2024</p>	<p>Project: P-142 Drawing No.: TP-10</p>
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Caption

- b. show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation.



This drawing is not to be scaled. All dimensions to be checked on site before production or work begins on site.

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		<p>Project P-142</p>	<p>Drawing No. TP-10</p>			

Fire Assembly Point Noted in Green on the relevant site plan, to front garden and open space away from building line

Should you require any further information, please do not hesitate to contact me on be below details.

Yours Sincerely,

Mark Boyd

Principal

MARQUE : ARCHITECTURE + DESIGN