
Planning Fire Safety Strategy (PFSS) – Householder Application

Project: 15 Nassau Road
Reference: 1437_00.02 01
Date: 15.08.24
Revision: /
Subject: Planning Fire Safety Strategy Report

This document has been prepared by suttonca architects in support of a planning application to the London Borough of Richmond upon Thames for a householder extension at 15 Nassau Road. The requirement for a fire safety strategy is dictated in the local planning authority's Local Validation Checklist for All Applications. Within that document, the corresponding policy is The London Plan 2021, Policy D12 and D5. Policy D5 relates to inclusive design and providing lifts, to which there is no relevance for a householder application in terms of the fire safety of the proposals.

Details of compliance with Policy D12 is demonstrated below:

1. Fire Safety information is provided within a Planning Fire Safety Strategy (PFSS)

This document provides the required information.

2. Does the PFSS set out the relevant qualification and experience of the author, proportionate to the development?

The D12 guidance does not prescribe a minimum qualification requirement for the author of the PFSS. It states that for smaller schemes, justification of the author's competency to write it is required. This document has been prepared by a qualified Architect registered with the Architects Registration Board (ARB) and the Royal Institute of British Architects (RIBA). It is considered that this would be sufficient to assess the fire safety aspects of proposals given this project is a householder extension, is simple in scope, and is typical of project experience carried out to date.

3. Has information been provided under each of the headings of the policy requirements which are applicable to the development (London Plan Policy D12 (A1-A6) or has a Reasonable Exceptions Statement been included?

Requirements A1 – A6 are outlined below, with project specific compliance notes provided in [blue](#):

"A: 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 – [Fire appliances would be stationed on Nassau Road immediately in front of the property, as is typical with residential areas.](#)

b) appropriate for use as an evacuation assembly point – The front driveway and pavement outside the property would be used as an evacuation assembly point. This is the case as existing, during construction and in the proposed arrangement.

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 – The proposals will include smoke and fire alarms appropriate for a residential application. They will be installed as per Approved Document B1 Section 1: Fire Detection and Alarm Systems, and BS5839-6. As the property is existing and is owner-occupied, a continuation of the existing Grade F1 or F2 alarm is proposed, with new single battery operated alarms installed to areas encompassed by the works. This is in line with guidance found in BS5839-6. Passive fire measures will be installed where encompassed by the scope of the project, noting that this is an existing building.

3) are constructed in an appropriate way to minimise the risk of fire spread. – New construction will comply with Approved Document B1 in terms of fire resistance and spread of flame to internal and external elements. It should be noted that this is an existing Victorian house which is unlikely to comply with all aspects of fire safety, so proposals will make improvements where possible and ensure that conditions are left no worse than existing within the scope of the project.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users – The means of escape is unaffected by proposals. There is one existing staircase leading to a front door which is the evacuation strategy.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in. – As this is an owner-occupied domestic property and the evacuation strategy is unaffected by proposals there is no requirement for publishing an evacuation strategy. All occupants / building users will be aware of the evacuation strategy which is unlikely to be updated without their knowledge.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. – The firefighting access will be through the front door, as is appropriate for an owner-occupied domestic property ”

4. Is the fire safety information specific and relevant to the development?

The above responses are project specific with reference to 15 Nassau Road and are relevant to that building.

5. where lifts are proposed, has the author made a declaration of compliance against London Plan Policy D5(B5) requirement for fire evacuation lifts?

Lifts are not proposed and therefore no declaration is required

6. Is it clear which fire safety design code(s)/ standards the development has been designed to exceed?

As outlined above, proposals being designed to meet guidance set out in Approved Document B1, and BS5839-6. This is expected to be sufficient to meet Building Regulations compliance for fire safety.