

August 2024

82 Madrid Road 89 Madrid Road, London SW13 9PQ

Additional Information to Support Planning Application

FIRE SAFETY STRATEGY

INTRODUCTION

The following outlines the basic provision being made for fire safety in connection with proposed construction of a single storey rear extension with rear extensions work; all works being subject to later approval under the Building Regulations 2010. Reference is made to the information contained in the London Plan Fire Safety D12(A) guidance and the 'golden thread' approach expressed therein.

FIRE BRIGADE ACCESS

There are no proposed changes to the front access. The property currently resides close to the Madrid Road Street frontage and the highway offers access for fire brigade vehicles. Access is compliant with Building Regulation Approved Document B Part 1 Section B5.

MEANS OF ESCAPE

On account of the fact that the roof extension creates a property which is 3-storeys in height, provision is to be made for safe escape from all floor levels in compliance with the requirements of the Building Regulations 2010 Approved Document B, Volume 1 – Dwellings Section 2.

The Ground floors rear accommodation offers escape to the gardens to the rear.

In accordance with Section 2.2 all habitable rooms will have direct access to a protected stairway.

In accordance with Section 2.4 a protected stair is to be provided extending to a final exit. The stair construction / enclosure shall be of 1/2 hour fire-resisting construction.

HEAT & SMOKE DETECTION

The property will be fitted with a fire detection system minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. Smoke alarms are to be mains operated and conform to BS EN 14604 and heat alarms will be mains operated and conform to BS 5446-2: the former to be located in circulation spaces and the latter in Kitchen areas.

INTERNAL FIRE SPREAD

Any Internal construction shall be compliant with Building Regulation Approved Document B Part 1 Section 5 including protection of loadbearing elements of structure and party wall between properties.

EXTERNAL FIRE SPREAD

External construction shall be compliant with Building Regulation Approved Document B Part 1 Section B4.

LIFTS

No passenger lifts are proposed for either property as part of this application.

FIRE SAFETY AT CONSTRUCTION STAGE

Acknowledging the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12(A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards and the Construction Design & Management Regulations 2015.