

FIRE SAFETY STRATEGY

Project No: 2493
Project Address: 4 White Hart Lane London SW13 0PY
Date: September2024

1.0 Introduction

To comply with Policy D12 The London Plan 2021 fire safety features have been incorporated into the proposal.

The proposal at 4 White Hart Lane includes the construction of a single storey rear/side infill incl. associated alterations to the existing ground floor.

2.0 Policy D12 – Fire Safety

Policy D12 – Fire Safety states:

“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”**

- Fire and rescue service pumping appliances can be sited on the road outside 4 White Hart Lane
- Persons on site for both the construction and occupation phases of the development will evacuate the dwelling via the main staircase and front door to the assembly point on the street outside the front elevation.

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 following measures have been designed within the proposal:

- Internal doors to have a FD30 rating for a burn time of 30 minutes in line with building regulations
- An intumescent strip will be installed around all internal doors
- New lighting between floors will be fire rated
- New plasterboard forming the ceiling between floors will be fire protected by either being doubled up or using fire resistant plasterboard build
- A modern consumer unit fuse board will ensure electrical fire risk is minimised

Active Fire Safety Measures

- Any new areas of high risk (such as kitchens) will be interlinked via mains powered sensor and alarm system with a battery backup to the existing fire alarm system

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

- The main development will not incorporate combustible materials in its external walls. Any combustible materials will be properly fire treated.
- The contractor will use, where possible, non-flammable material for temporary work, packaging etc to ensure that safe systems of work are carried out on site

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

- All occupants will be made aware of fire escape route and final assembly point.
- Fire exits to be clearly identified, with a maximum travel distance in accordance with relevant standards

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

- Fire alarms, call points and extinguishers (and all other suitable and sufficient firefighting equipment) to be maintained on floors during construction works
- Means of safe access and egress to be kept clear in all areas at all times to ensure suitable access for emergency services and equipment for firefighting

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