

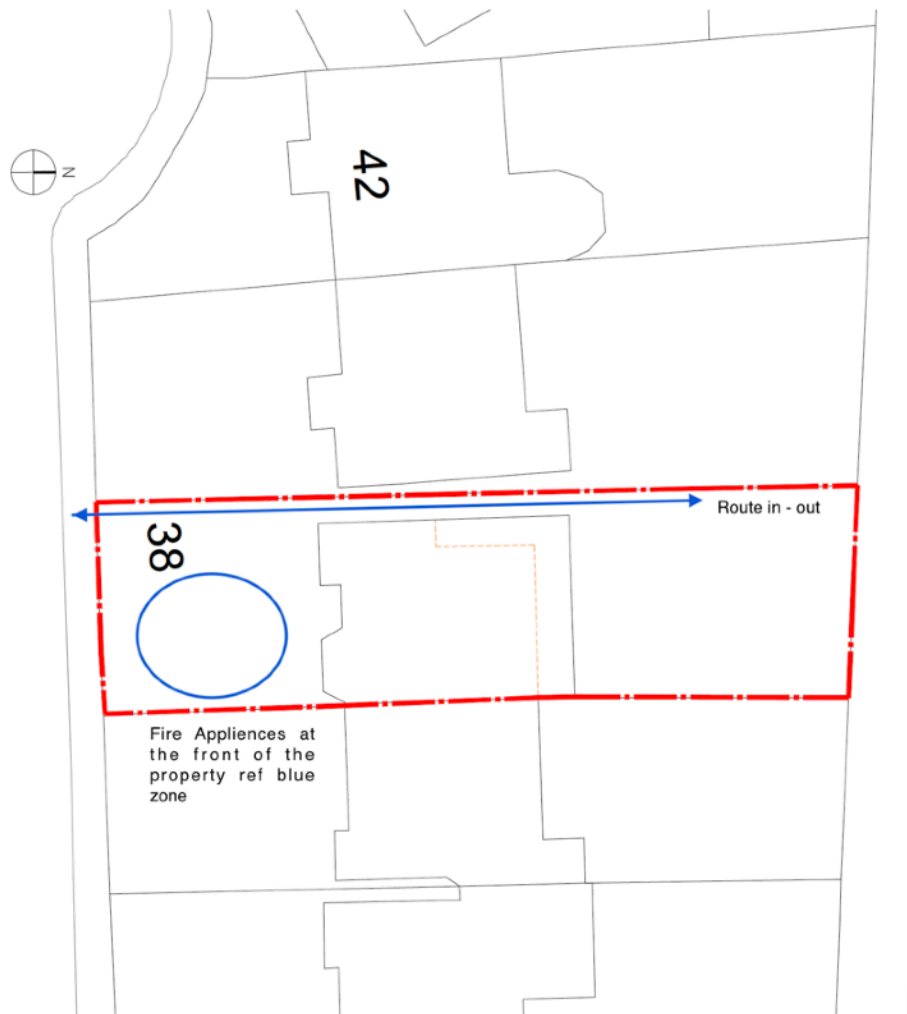
38 GRANGE AVENUE TW2 5TW
PROPOSED REAR EXTENSION, FIRST FLOOR
SIDE EXTENSION AND GARAGE CONVERSION
PLANNING FIRE SAFETY STRATEGY



Planning Fire Safety Strategy

The proposed development must be carried out in accordance with the provisions of this Planning Fire Safety Strategy (PFSS) prepared by Giovanna Daldello ARB RIBA dated August 2024 unless otherwise approved in writing by the Local Planning Authority.

The reason is to ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.



Block Plan not to scale

London Plan Policy D12 (A) Criteria 1_ Fire Appliances and Evacuation

Fire appliances can be seated in the front drive of No 38 Grange Avenue TW2 5TW : the area is shown in blue in the plan above.

Evacuation point in the front drive.

London Plan Policy D12 (A) Criteria 2_Passive and Active Fire Safety Measures

Passive Measures:

Floor_ Min U-Value 0.18 W/m 2K,

Walls_ Min U-Value 0.18 W/m 2K,

Doors_ FD30,

Windows_ Min U-Value 0.14 W/m 2K,

Roof Min_U-Value 0.15 W/m 2K.

Active measures:

Smoke Detectors,

Fire Alarms,

Ventilation System

London Plan Policy D12 (A) Criteria 3_Construction Methods to minimise the risk of fire to spread

A 'responsible person' must carry out, and keep up to date, a risk assessment and implement appropriate construction methods to minimise the risk to life and property from fire.

The responsible person will usually be the main or principal contractor in control of the site.

Key issues are:

Fire Risk Assessment:

- Identify hazards: consider how a fire could start and what could burn;
- People at risk: employees, contractors, visitors, neighbours and anyone who is vulnerable, eg disabled;
- Evaluation and action: consider the hazards and people identified in 1 and 2 and act to remove and reduce risk to protect people and premises;
- Record, plan and train: keep a record of the risks and action taken. Make a clear plan for fire safety and ensure that people understand what they need to do in the event of a fire;
- Review: your assessment regularly and check it takes account of any changes on site.

Means of giving warning:

Set up a system to alert people on site. This may be temporary or permanent mains operated fire alarm (tested regularly), a klaxon, an air horn or a whistle, depending on the size and complexity of the site.

The warning needs to be distinctive, audible above other noise and recognisable by everyone.

Means of fighting fire:

Fire extinguishers should be located at identified fire points around the site. The extinguishers should be appropriate to the nature of the potential fire:

- wood, paper and cloth – water extinguisher;
- flammable liquids – dry powder or foam extinguisher;
- electrical – carbon dioxide (CO₂) extinguisher.

Nominated people should be trained in how to use extinguishers.

London Plan Policy D12 (A) Criteria 4_Mean of Escape

Key aspects to providing safe means of escape on construction sites include:

- Routes: your risk assessment should determine the escape routes required, which must be kept available and unobstructed: Side route shown in blue see plan above
- Alternatives: well-separated alternative ways to ground level should be provided where possible: Not applicable, proposed works at Ground Floor
- Protection: routes can be protected by installing permanent fire separation and fire doors as soon as possible; Not applicable, escape route is outside
- Assembly: make sure escape routes give access to a safe place where people can assemble and be accounted for; It's a small site so pavement outside in the front drive
- Signs: will be needed if people are not familiar with the escape routes. Lighting should be provided for enclosed escape routes and emergency lighting may be required: it's a small site, the escape route is clear and direct

London Plan Policy D12 (A) Criteria 6_Provide suitable access and equipment for firefighting

For access and equipment ref to Criteria 1 and Criteria 3.

Water supply is permanently available on the side , also supplied outside the building.