

Planning Fire Safety Strategy (PFSS)

Prepared in accordance with The London Plan 2021 - Policy D12 (A).

Date

11 September 2024

Site address

15 Paxton Close, Kew, TW9 2AW

Proposal

The proposal is to remove the internal garage space and replace with residential space with windows to replace the existing garage doors. Work will be carried out on the ground floor and there are no changes to the layout of the upper floors

The statement has been prepared by Philip White, DipArch(King) on behalf of the applicant and the owner of the property.

The proposal has been assessed on the criteria set out in the London Plan 2021 - Policy D12 (A), shown in [blue text](#) below, as follows:

[Criteria 1](#)

[Identify suitably positioned unobstructed outside space for:](#)

- [1. Fire appliances to be positioned on](#)
- [2. Appropriate for use as an evacuation assembly point](#)

1. The house is situated in Paxton Close which has vehicle access at ground level from Eversfield Road and surrounding public roads which provide direct access for fire appliances to an assembly point at the front of the house.

[Criteria 2](#)

[Incorporate appropriate features which reduce the risk of life and risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.](#)

A new smoke and heat alarm system will be installed on the ground floor to connect to the existing system within the existing house to provide protection throughout the house in accordance with BS 5839-6:2019.

[Criteria 3](#)

[Constructed in an appropriate way to minimise the risk of fire spread:](#)

[Spread over the boundary](#)

[Materials fire safety information](#)

Doors from habitable rooms on the upper floors enclosing the escape route to be FD30. The route to the ground floor final exit door is to be protected with a misting unit, subject to Building Control approval.

Smoke alarms to Grade D1/D2, Category LD3 to BS 5839-6:2019

Criteria 4

Provide suitable convenient means of escape and associated evacuation strategy for all building users.

The main existing route for the means of escape from the main rooms within the house at first and second floor levels is down the staircase to the ground floor front door. This is not changed by the proposals.

There is an secondary means of escape at the rear of the house to the garden.

All internal doors on the primary route are to be checked and confirmed to be 30mins fire resisting and approved by the building inspector / agent on site.

Criteria 5

Develop a robust strategy for evacuation which can be periodically updated and published and which all building users can have confidence in.

The house is occupied by one family and all family members will be familiar with procedure in the event of a fire.

Criteria 6

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

There is pedestrian access to the front door of the house from the public road and this will not be changed by the proposal.

All areas of the house are accessible for firefighting.

Domestic fire extinguishers are to be provided in the kitchen zone and the two bedrooms for occupant's immediate use.

Relevant fire safety codes and standards of fire safety:

All building work is to be in accordance with current Building Regulations Part B in relation to fire safety and is to be certified with the issue of a completion certificate by a qualified competent Building Inspector / agent following the procedure set out by the submission of a Building Notice prior to work commencing.

Materials and construction methods are to comply with recommendations and guidance set out in Approved Document B: Vol 1.