



PLANNING FIRE SAFETY STRATEGY

252 Sheen Lane, SW14 8RL

June 2024

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INTRODUCTION

252 Sheen Lane, Sw14 8RL

Planning Application: Single storey side extension, basement extension, new exterior terrace in rear garden, loft conversion with velux and rear dormer and internal configuration including replacement garage door to match adjoining property.

This planning fire strategy has been prepared by ABL3 Architects on behalf of our clients Mr & Mrs Harwood, in response to Policy D12 (Fire Safety) of the London Plan 2021 and in support of the associated planning application.

The strategy addresses the main fire safety items and principles and provides an overview of the requirements and recommendations that the property will meet or exceed with regards to the functions set out within the London Plan.

Subject to approval, the Fire Safety Strategy document will be utilised to ensure the premises are used in accordance with the relevant regulations and is fit for purpose on occupation.

Location

252 Sheen Lane is located on east side of Sheen Lane, south of Stonehill Road. It is situated in the East Sheen Conservation Area.

The Proposal

The proposed ground floor single storey extension and basement extension are designed to provide additional residential accommodation (Purpose Group 1b of the Building Regulations).

The design of Fire Safety for the intended use is generally achieved by compliance with the functional requirements of the Building Regulations via the guidance document Approved Document B Fire Safety Volume 1, 2019 Edition.

The existing and proposed layouts are as shown in the plans accompanying this application.



Location Plan



Google Earth view of the location

LONDON PLAN POLICY D12 - FIRE SAFETY

Policy D12 states: In the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety and ensure that they:

1. Identify suitably positioned unobstructed outside space:
 - For fire appliances to be positioned on
 - Appropriate for use as an evacuation assembly point
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.
3. Are constructed in an appropriate way to minimise the risk of fire spread;
4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users;
5. Develop a robust strategy for evacuation which can be periodically updated and published, which all building users can have confidence in; and
6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

These items will be addressed in the following sections on Page 4. The supporting text of this policy explicitly asks applicants for a site plan 'Figure 1' which shows that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future. The site plan also shows an appropriate evacuation assembly point. This space is positioned to ensure the safety of people using it in an evacuation situation.

General Fire Safety Overview

1. The premises are designed with suitable and sufficient fire safety provision for a property categorised as purpose group 1 (b) - Dwellinghouse that contains a habitable storey with a floor level a minimum of 4.5m above ground level up to a maximum of 8m.
2. Internal travel distances and means of escape routes are considered acceptable and there are no significant risks identified in the premises.
3. Access for fire appliances is satisfactory and water supplies for firefighting are also considered to be satisfactory.

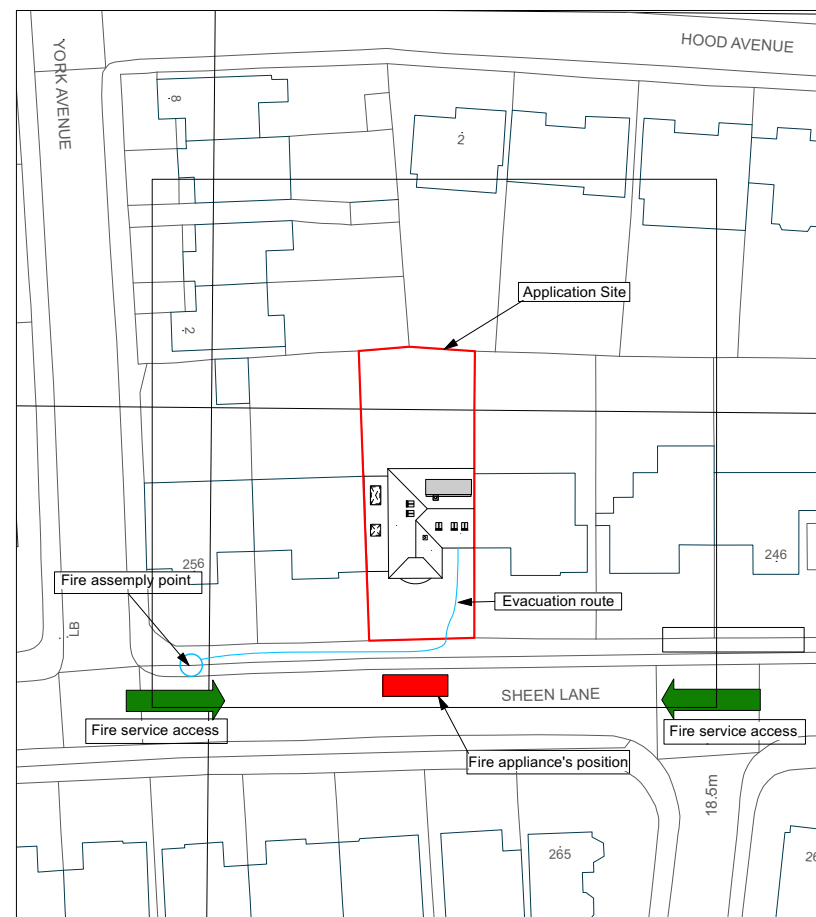
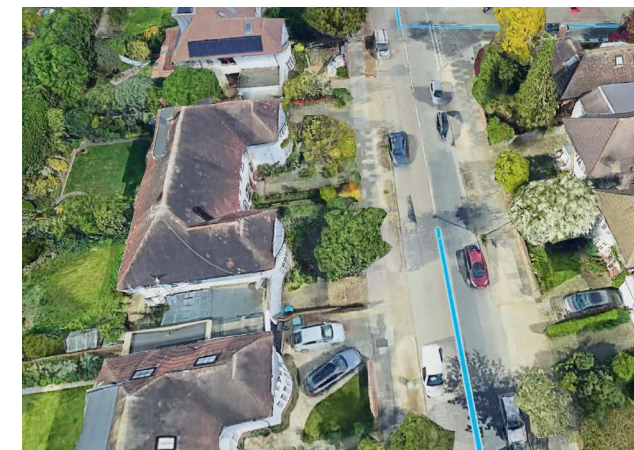


Figure 1



Photos 1, 2 and 3 - View of the Sheen Lane

LONDON PLAN POLICY D12 - FIRE SAFETY

CONCLUSION

London Plan Policy D12 Specific Requirements

1. Identify suitably positioned unobstructed outside space For fire appliances to be positioned on:
 - Approved Document B Volume 1 requires that for dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse. This requirement is met and shown in figure 1 on the right.
 - There is suitable provision for Fire Appliances to access the property as the width of Sheen Lane is standard carriageway width which would enable a fire engine to access the street (see photos 1 and 2 on the right)
 - Suitable water from towns mains is available to ensure firefighting water is available.
2. Appropriate for use as an evacuation assembly point.
 - A Fire Evacuation Assembly Point is not specifically required for a residential property, however a place of ultimate safety where the residents can gather safely has been designated on Sheen Lane (see figure 1).
 - Alternative evacuation route from basement into rear garden
3. 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 active fire safety measures;
 - The dwelling will be installed with a BS5839:6 2019 LD2 type fire alarm and detection system.
 - The escape routes are protected by fire resisting construction and self-closing fire doors to meet the requirements of Approved Document B Volume 1 - Table B3 and Table B4.
4. Are constructed in an appropriate way to minimise the risk of fire spread;
 - Fire separation between the dwellings will be a minimum of 60 minutes and meet the requirements of Approved Document B Volume 1.
 - There is an insulated pitched roof and the roof coverings and dormers/skylights will meet the requirements of Approved Document B Volume 1 Table B2.
 - Walls—brick/render facing and block,cavity insulation, internal plasterboard and fire board where required, plaster skim finish in accordance with requirements for preventing internal fire spread.
 - Fire compartmentation and separation is provided by fire- rated passive and active methods in accordance with Approved Document B Volume 1. All wall and ceiling linings satisfy the appropriate classifications in accordance with Approved Document B Volume 1.
 - Compartment floors and compartment walls where necessary should be a minimum of 30 minutes fire resistance.
 - Cavity barriers and fire-stopping measures will be installed relative to the above fire resistance standards to ensure the integrity of the building.
5. Provide suitable and convenient means of escape, and associated evacuation strategy for all building
 - The building is designed to comply with the requirements of Approved Document B Fire Safety Volume 1 2019 Edition in terms of means of escape and as such meets the guidance with regards to the protection of the single escape route maximum travel distances in a single direction. Where served by only one stair; all habitable rooms (excluding kitchens) should have either of the following: -
 - An emergency escape window or external door
 - Direct access to a protected stairway.
 - External escape routes are secured by means which can easily be unlocked from inside.
6. Develop a robust strategy for evacuation which can be periodically updated and published, which all building users can have confidence in:
 - The evacuation strategy for the building is based up on the residents being given sufficient warning of a potential fire either by observation or by the fire alarm and detection in the property and thus enabling them to evacuate safely and summon the fire and rescue service from a safe position in a place of safety outside the property
7. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development
 - The extended building will remain classified as a single dwelling and the provision of suitable portable firefighting equipment will be at the discretion of the occupants. Water supplies for firefighting in the vicinity are suitable.

This planning fire safety strategy has been prepared to demonstrate the commitment to ensure the highest level of fire safety for this in accordance the requirements of the London Plan Policy D12.

This strategy demonstrates that the proposals have considered fire safety at the planning stage, and subject to approval the fire strategy will ensure that the building is both safe and compliant. The fire strategy will be part of the submission to the relevant Authorities at the appropriate time and will meet the functional requirements of the Building Regulations 2010, and other appropriate guidance and regulations