

Planning Fire Safety Strategy (PFSS)

Applicant Name:	Mr & Mrs Higgin
Site Address:	79 Gloucester Road Hampton TW12 2UQ
Name of author and role:	Jon Wallace - Architectural Designer
Date:	06/10/2024
Relevant Section of London Plan:	Policy D12 part A
Development Category:	Householder Development

The Project

The proposal is to convert the roof space of the building into habitable accommodation thereby creating an additional bedroom with en-suite at second floor level. The building in question is currently a semi-detached house for the use of a single family and this will remain the case after the proposed building works are complete.

London Plan Policy D12(A)

London Plan Policy D12(A) requires that the following points are considered and that appropriate information is given (our responses are in blue):

Criteria 1 – Information on space provisions for fire appliances and assembly points

Response:

No change to the frontage of the building at ground level is proposed. The building is directly accessible from Gloucester Road.

Fire appliances have direct unobstructed access to 79 Gloucester Road from the highway and pavement directly outside the building.

The public pavement on Gloucester Road directly outside the building may be used as an evacuation point.

Criteria 2 – Information on passive and active safety measures

Response:

In accordance with the guidance given in Approved Document B – Volume 1 (Dwellings) on compliance with The Building Regulations 2010 when there is a fire there must be:

- A) A satisfactory means of sounding an alarm
- B) Satisfactory means of escape for people

Accordingly a mains powered fire detection and alarm system is proposed to serve all circulation spaces within the dwelling and a protected stairwell extending to a final exit is to be formed.

The fire detection and alarm system shall be mains powered and generally in accordance with BS 5839—6. Smoke Alarms conforming to BS EN 14604 are to be installed where indicated on the plans by **SD** symbols.

The protected stairwell will include the ground floor hall, the stairwell(s) and the first and loft floor landings. The final exit will be via the front door at ground floor level. All walls and ceilings within the protected stairwell are to be fire resisting to meet the standards defined in Approved Document B1 of the Building Regulations. Internal doors connecting habitable rooms to the protected stairwell shall generally be FD30 fire rated.

Criteria 3 – Information and data on construction products and materials

Response:

All surface materials forming both the external and internal envelope of the new addition shall be constructed using non-combustible materials.

New external dormer walls are to be finished with zinc sheets.

Internally all new walls shall be skimmed plasterboard surfaces.

Criteria 4 - Information on means of escape and evacuation strategy

Response:

The existing staircase serving the ground to first floors is to be retained and a new staircase serving the first to second (loft) floor is to be installed in accordance with Approved Document K of the Building Regulations.

An evacuation strategy is to be implemented by the building owners.

Criteria 6 – Information on access and equipment for firefighting

Response:

No change to the frontage of the building at ground level is proposed. Access for fire services/ firefighting are to remain as existing.