

12 Glebe Road

FIRE SAFETY STRATEGY
OCTOBER 2024

McLaren.Excell

Fire Safety Strategy

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021. Section A of the policy 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.”

Taking each requirement in turn;

- 1) Identify suitably positioned unobstructed outside space:**
a) for fire appliances to be positioned on, and;
b) appropriate for use as an evacuation assembly point

The existing property is a three storey terraced house with a small front and rear garden. The front garden space is hard-landscaped and is immediately adjacent the street for open and convenient access. This area is a suitable evacuation assembly point.

- 2) The development is 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 development will be constructed in line with current building regulations on fire safety.

- 3) The development is constructed in an appropriate way to minimise the risk of fire spread.**

All materials used in the proposed development will comply with the relevant fire safety standards as set by building regulations.

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

The means of escape from all floor levels is via front facade entrance door.
All levels have access to a protected stairway as set out in the building regulations.
The proposals provide no change to the existing means of escape or fire compartmentation.
A new fire door compliant with the requirements of the Building Regulations will be provided between the protected stair and the rear ground floor accomodation.
The rear garden provides a safe passage of escape from the ground floor accomodation and is fully compliant with the buildings regulations in this regard.

- 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.**

Not applicable to single family dwelling.

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

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

- 7) Policy D5.**

In regard to Policy D5, the proposals are for the extension and refurbishment of an existing three storey private dwelling house. There is no proposed change to the existing stairwell. There is no existing lift and therefore no opportunity for an evacuation lift.

