

LOCATION:-

175 Sheen Lane,

East Sheen,

London,

SW14 8LE

## **FIRE SAFETY STRATEGY STATEMENT**

### **INTRODUCTION**

Policy D12 (A) of the London Plan (2021) requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

#### **Proposed New Dwelling**

The proposed dwelling is completely self-contained 2 storey house with a completely separate compartment for the escape staircase. The exit is adjacent to the pathway leading to a public pavement and being only 2 storey it will be in full compliance with part B of the building regulations.

### **DETAILED FIRE COMPLIANCE CRITERIA**

#### **1) Identified on our site plan are suitably positioned unobstructed outside space for:**

a) Fire appliances to be positioned in the locations noted on the site plan, where fire and rescue service pumping appliances can be sited (Appendix V).

Please see the photo of the existing frontage and the Hydrant within the footpath directly adjacent to the frontage of the building.

NB the area in front of the site has existing crossovers into the site and there are pedestrian crossing controls to ensure this whole frontage does not have any parking unless there is an emergency.

This location is a public highway and as such is not restricted by private owners having control of this area, as such being in a CPZ area obtaining the agreement of the landowner is not a material consideration to keep the area clear for emergencies. This is a suitable access route into and out of the development, both during construction phase and occupation. This will be from of the existing dedicated entrance to this development from Sheen Lane.

b) The evacuation assembly point has been located to be easily accessible for the proposed dwelling in an appropriately sized location. The site plan identifies the suitably sized evacuation assembly point for both the construction and occupation phases of the development. This area has been identified adjacent to the development site but not part of the development site itself.

#### **2) The design incorporates appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire;**

a) The proposal does not include any additional dwellings, but has still been designed to ensure that the travel distances are materially as short as possible to a safe escape route. The levels of protection both passive and active reinforce the inherent concept for the dwelling to reduce risk to life and serious injury in the event of a fire.

b) Passive measures are the elementary parts of a building or structure that do not require a reaction or human intervention during a fire. Examples include the proposed compartment walls, fire doors and fire-resistant glazing. Passive fire protection is therefore achieved through compartmentalisation.

The existing effective sub-dividing of the dwelling will help prevent the spread of fire. The added compartment walls being fire-resistance rated, as will the floors, roof and fire doors.

2 additional dormer windows are proposed primarily for natural light under sustainability protocols, however the additional escape options (primarily for smoke, although safe human escape is not a precluded benefit).

Dampers are also used to prevent the spread of smoke throughout any ductwork between floors these are proportionate to the size and nature of the development. Passive fire safety measures noted above that are proposed within the building will significantly increase the levels of personal safety and property protection in the event of a fire.

c) Active fire protection systems incorporated into the design are, fire alarms, smoke detectors, heat detector in kitchen and ventilation systems. These are substantially more evident and prevalent than are applicable to the existing HMO flats within this attic area of this large HMO building.

d) Manual interventions such as fire extinguishers and fire blankets will be located in the dwellings kitchen and fire escape stairs.

### **3) The proposed New internal partitions are constructed in an appropriate way to minimise the risk of fire spread to adjoining buildings**

Construction methods of the proposed development have been designed to minimise the risk of spread of fire. The existing external forms and materials are dominated by incombustible masonry walls and tiled roofs.

No proposed construction methods for the proposals can impact the fire safety of neighbouring sites, buildings, occupants etc. as these proposals are for a self-contained site. Where possible, construction materials' fire safety information will be provided within the PFSS. This will be achieved through the provision of a materials information register displaying the fire safety properties of construction materials to ensure that that the design criteria, including the proposed construction method and materials are followed throughout the construction phase.

### **4) The proposals are to provide suitable and convenient means of escape, and associated evacuation strategy for all building users.**

The means of escape for all building users has been considered and planned from the initial design of the development. The layout has been conceived to achieve the most efficient travel distances to safe exit routes, consistent with those for the existing status quo.

The means of escape have been designed to meet the latest Building Control part B Means of escape criteria. The three existing levels of accommodation have a dedicated escape stairs with all levels protected by fire lobbies.

Additional measures include a fire alarm system and has been included in order for the development achieves the highest standards of fire safety, proportionate to the size and nature of the development.

**5) The Proposals are to develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in**

The Evacuation Strategy will be set out as to how the users of the development will move to a safe location in the event of an emergency. It will be designed to be relevant to the type, use, size and associated risk to the building and its occupants with contingency measures, where necessary. The PFSS will include a timeframe for the periodic review and update of the evacuation strategy over the lifecycle of the development.

The detail has been prepared to be sufficient to meet the requirements of Policy D12 of the London Plan (2021).

**6) The Proposals are to provide suitable access and equipment for firefighting which is appropriate for the size and use of the development**

Emergency access is to be provided through the access hallway and stairs that forms a protected shaft through the pre-existing dwelling. This protected shaft will be retained by the proposal.

The PFSS will confirm that there is an adequate firefighting water supply, with a Hydrant on the demise frontage.

The PFSS will also affirm that compliance is essential with Section B5 of Approved Document B (ADB) Parts 1 and 2 .

Compliance will also be highlighted for Part B of Schedule 1 to the Building Regulations 2010 requirement B5 'access and facilities for the fire service'.

The proposed access for the fire and rescue service will be provided in line with ADB as a minimum standard.

The PFSS will clearly demonstrate how the proposed access does not adversely impact neighbouring sites and access to the surrounding areas. Firefighting facilities, where required can be provided in line with ADB as a minimum standard. The PFSS will finally include an outline management plan for the ongoing maintenance of both the access and firefighting equipment provisions.

Donald Shearer RIBA ARB

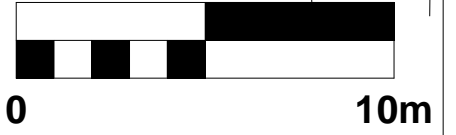
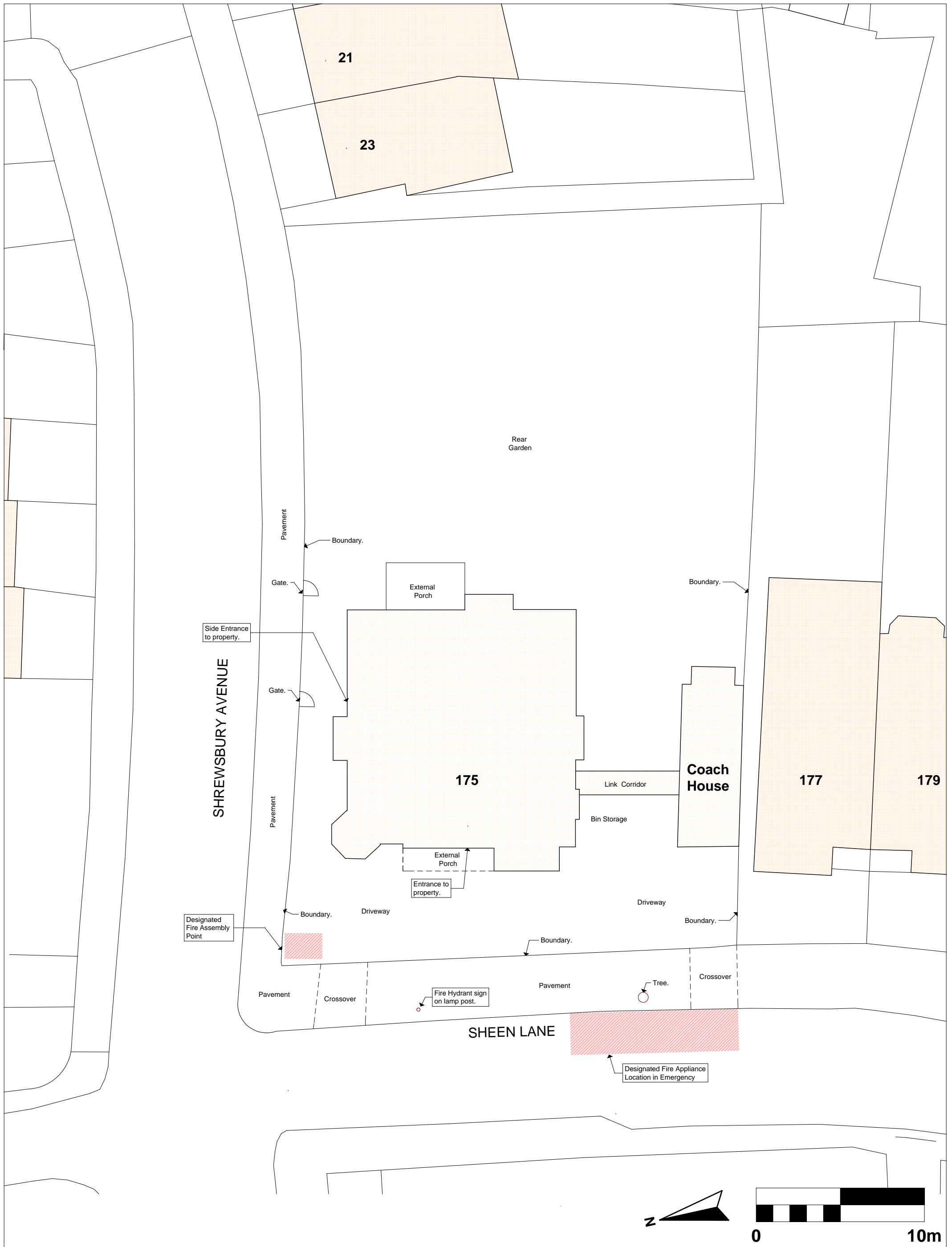
**APPENDIX I**



Photograph of Sheen Lane in front of 175 & 177 Sheen Lane

**APPENDIX II**

**Fire Strategy Plan – Drawing 1653-BA-124**



Project	175 Sheen Lane	Reference Number	1653-BA-124		
Client	Charter Property Development Ltd	Date	Oct 23	Scale	1:200
Drawing	Proposed Fire Strategy Plan				
				Drawing Size	A3

Preliminary	
Planning	
Building Regs	
Tender	
Construction	
As Built	

Rev	Date

File Ref: 1653 - BA - Plans 1.pln © Copyright

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