50/50A Glentham Road, Barnes

Planning Fire Safety Strategy

London Plan Guidance: Fire Safety Policy D12(A)

Householder Application for extension of property

Reference: 24031/U01/002

Revision: B

Date: November 2024

Status: Planning Stage

Introduction

This strategy is issued by Nash Partnership, chartered architects and planners, with offices in Bath, Bristol and London. It is written in conjunction with Assured Fire Consultancy Ltd, the fire consultants to the project.

The proposed project is for a small second floor extension to an existing building. The building is 3 storey and in residential use with a ground floor flat, and first and second floor maisonette, and will remain in the same use.

This document will be updated in consultation with building control, and Assured Fire Consultancy Ltd (appointed fire consultants) as the project develops into detail design and construction, and in the spirit of the Golden Thread concept.

Policy Requirements

Policy Criteria 1:

1) Identify suitably positioned unobstructed outside space for:

a. fire appliances to be positioned on The PFSS should identify areas where fire and rescue service pumping appliances can be sited. Ideally areas should be identified on the development site so that they remain in the control of the development. Where this is not possible, the PFSS should set out the implications of not having control of this area and any proposed mitigation measures such as obtaining the agreement of the landowner to keep the area clear for emergencies. The PFSS should also identify suitable access routes into and out of the development, both during construction phase and occupation.

Answer: This is for works to an existing building. The building is located on a quiet street with good access. The building has no front garden and is accessed directly from the pavement level. Firefighting access is unchanged.

b. appropriate for use as an evacuation assembly point

The PFSS should identify a suitably sized evacuation assembly point for both the construction and occupation phases of the development. Ideally areas should be identified on the development site so that they remain in the control of the development. Where this is not possible, the PFSS should set out the implications of not having control of this area and any proposed mitigation measures such as obtaining the agreement of the landowner to keep the area clear for an assembly point during an evacuation.

Answer: This is for works to an existing building. The building is located on a quiet street with no front garden, and access directly from the pavement. Fire assembly for both occupiers and construction workers would be on Glentham Road (pavement).

Policy Criteria 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 The PFSS should set out what passive and active fire safety measures have been incorporated into the development, what fire safety code/s have been used and which standards these measures have been designed to meet, as well as any additional measures that have been included in the development in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development. Passive and active fire safety measures within a building increase levels of personal safety and property protection in the event of a fire. 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 compartment walls, fire doors and fire-resistant glazing. Passive fire protection is achieved through compartmentalisation, effectively sub-dividing a building into compartments to prevent the spread of fire such as with the use of fire-resistance rated walls, floors and fire doors. Dampers are used to prevent the spread of smoke throughout any ductwork. Active fire protection systems require a reaction or action to mitigate the effects of a fire. Systems are mostly automatic, such as fire alarms, smoke detectors, sprinkler systems and ventilation systems. Others require manual intervention such as fire extinguishers

Answer: The building is and will remain in residential use. It is a 3 storey building with a ground floor flat and a first and second floor maisonette.

The proposals will be designed in accordance to building control requirements for at least minimum fire resistance to the separating walls of the stair, corridor walls, and between the ground floor flat and first and second floor maisonette (please note there is no change of use to the building).

The change to the layout for these proposals is the removal of the ground floor flat entrance from the street to a door from the stair. Doors to this flat and to the rear courtyard from the common stair will be self-closing fire doors. There will also be a self-closing fire door at first floor level to lobby the main bedroom of the maisonette from the stair.

For a BS 9999:2017 Risk Profile of Ci2, and in accordance with ADB1 Requirement B1, a BS 5839-6:2019+A1:2020, the recommendation is Grade C: a network within the flat of fire detectors and alarm sounders (which may be combined in the form of smoke alarms) connected to a common power supply, comprising the normal mains and a standby supply, with central control equipment.

Policy Criteria 3:

Are constructed in an appropriate way to minimise the risk of fire spread The PFSS should detail the construction methods of the development and the measures that will be taken to limit fire safety risks posed to the surrounding area. Construction methods that could impact the fire safety of neighbouring sites, buildings, occupants etc. must be identified and the risk reduced using suitable fire control measures.

Where possible, construction materials' fire safety information should be provided within the PFSS. It is recognised that owing to individual procurement strategies, such information may not be readily available at the planning stage. The provision of a materials information register displaying the fire safety properties of construction materials will assist in enabling a 'golden thread' (see paragraph 1.2.1 above) of building safety information and ensure that that the design criteria, including the proposed construction method and materials is followed through the construction phase.

Answer: The materials specification will be in accordance to those set out in building control for the spread of fire. Reaction to fire spread should be B-s3, d2 or better for all walls that are less than 1m from the relevant boundary. The proposed extension is located over 1m from the boundary wall.

Policy Criteria 4:

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

The PFSS must clearly state how the means of escape for all building users has been considered and planned from the initial design of the development (also see London Plan Policy D5(B5) and its London Plan Guidance). The PFSS should evidence, including through the use of plans, which code/s and standards the means of escape have been designed to meet and any additional measures that have been included in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.

The proposed means of escape will inform the evacuation strategy. The PFSS should justify the proposed evacuation strategy, including by identifying the code / standard that has informed the strategy. The evacuation strategy must be inclusive and appropriate for people with disabilities including mobility, sensory and cognitive disabilities and those who may not speak or understand English as their primary language.

Answer: The flat at ground floor level can escape through windows to street level and safety with these windows adjusted to suit the space requirements set out in ADB. Also, escape is possible through the living room to the stair and to final exit. Local auto suppression is proposed over the kitchen area.

The maisonette (first and second floor) can escape down the stair (to final exit) which will have minimum of 60min fire protection with 60min fire rated doors.

Local auto suppression is proposed over the second-floor proposed kitchen to facilitate escape from the existing terrace access hatch across the living space and to the protected stair to final access.

An AOV is proposed to the rear first floor stair window to meet a minimum of 1/40th of the floor area of the stair.

<u>Policy Criteria 5:</u>

5) 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 should set out how the users of a development will move to a safe location in the event of an emergency. It should be relevant to the type, use, size and associated risk to the building and its occupants with

contingency measures, where necessary. The PFSS should include a timeframe for the periodic review and update of the evacuation strategy over the lifecycle of the development.

Answer: This criteria is not required for a householder application as set out in table A1.1

Policy Criteria 6:

Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development The PFSS should identify how emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included into the scheme; temporarily for the construction phase of the development; and permanently for the occupation phase. The author should ensure and confirm in the PFSS that there is an adequate firefighting water supply.

Section B5 of Approved Document B (ADB) Parts 1 and 2 provide a way to comply with 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 may be provided in line with ADB as a minimum standard, however proposed measures must be specific and relevant to the proposed development. The PFSS should 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, however they must be specific and relevant to the proposed development. The PFSS should include an outline management plan for the ongoing maintenance of both the access and firefighting equipment provisions.

Answer: The proposals are for an extension to an existing building. As a 3 storey residential building located directly on the pavement edge, a fire fighting appliance can park directly in front of the property with access to the front door, into the stair of this 3 storey house and access to all rooms. The only room that is an inner room is in the ground floor flat, which can be reached through the living room, or through the common stair and rear courtyard.