



2 Verdun Road | Barnes | London | SW13 9AY

**fire safety strategy**

for a planning application

November 2024

**deUNIT**

## INTRODUCTION

This Planning Fire Safety Strategy (PFSS) report has been prepared to support a planning application for the proposed works at 2 Verdun Road, Barnes, SW13 9AY, addressing criteria set out in Fire Safety Policy D12(A) of London Plan Guidance (March 2021).

This report is prepared at the early project stage and demonstrates the holistic approach to fire safety measures required during and post construction to minimise the risk of fire.

The application site is located on the crossing of Verdun Road and Ullswater Road with direct access to the public street, and comprises of 2 Verdun Road and 70 Ullswater Road, which is proposed to be amalgamated into one single family dwelling house.

## PROPOSAL

The proposed development comprises of an amalgamation of two dwellings into a single family 4 bedroom dwelling; alterations to existing rear dormers; addition of front porch; addition of side entrance door; and conversion of a single garage into a garden room.

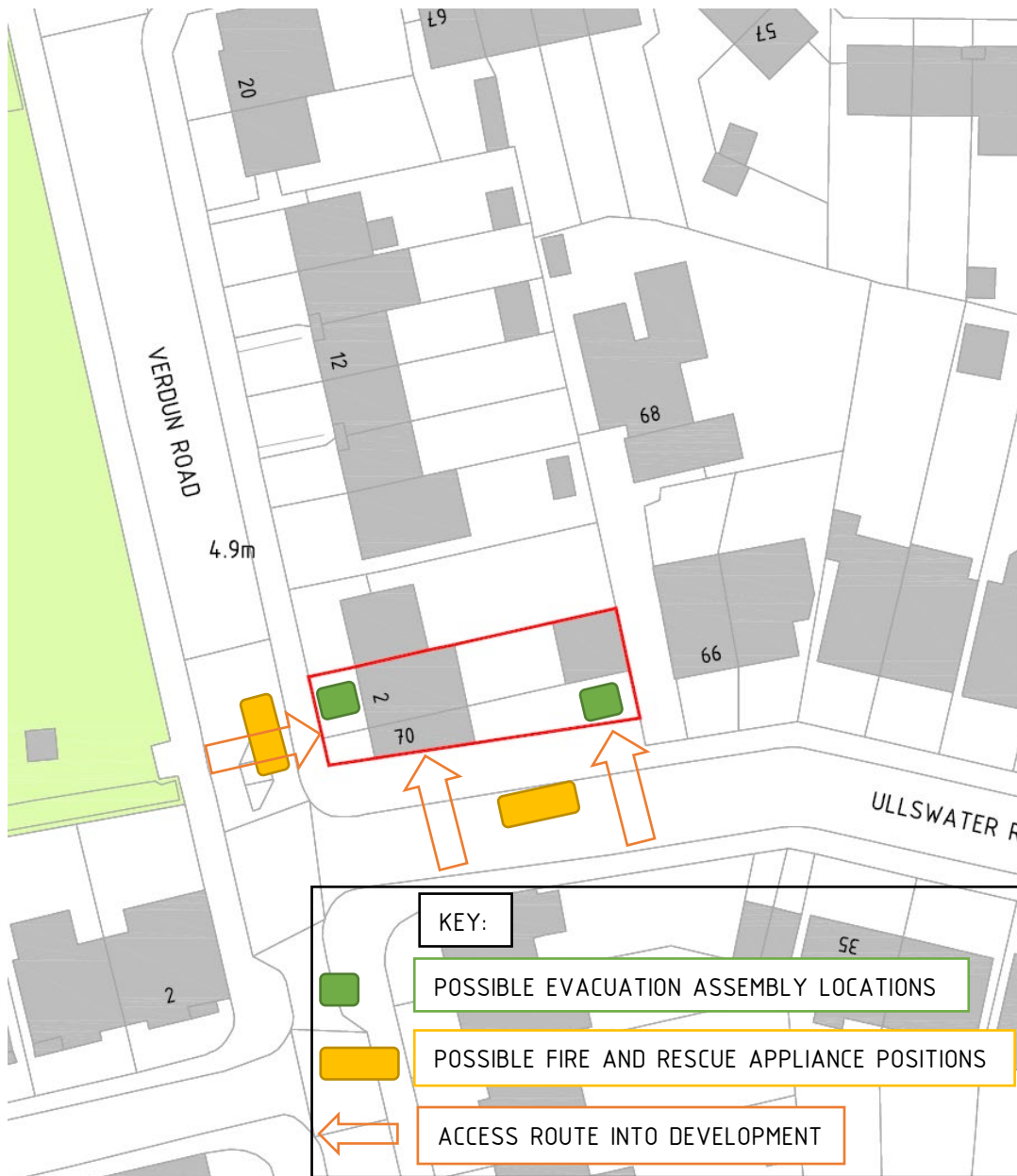
## PLANNING FIRE SAFETY STRATEGY

### SPACE PROVISIONS FOR FIRE APPLIANCES AND ASSEMBLY POINTS



Aerial Map with Site Location (Google Map image)





**Site Location Plan with Diagrammatic Fire Appliances & Assembly Points**

Fire and rescue appliance positions and access routes into and out of development will remain as existing, these are possible on and from Verdun Road and Ullswater Road, both are public, easy access streets.

Proposed development does not involve alterations to vehicle access, it will remain as existing. Side vehicular gates located on Ullswater Road are proposed to be retained with alterations and conversion of an existing garage. Please refer to DAS and Transport Statement for further details.

Minor alterations are proposed to pedestrian access into the building, the front door is proposed to be retained in existing location with addition of the front porch, it is proposed to add side entrance door to the building (at 70 Ullswater Road) providing additional direct access to the building from the public street.

## PASSIVE AND ACTIVE FIRE SAFETY MEASURES

Passive and active fire safety measures will be incorporated into development to meet current Building Regulations. Passive means will be integrated by providing fire rated compartment elements such as walls and floors, fire resistant structural elements such as load bearing beams and columns, as well as fire doors and fire resistant glazing where required. Active measures will include installation of smoke and heat alarm system.

## CONSTRUCTION METHODS, AND MATERIALS

Construction methods and materials will be carefully considered and selected to minimise the risk of fire spread to the building and surrounding structures, as well as occupants, during and post construction. The development will meet Part B of Building Regulations 2010.

## MEANS OF ESCAPE & EVACUATION STRATEGY

Front, side and rear exterior access doors are proposed within the development providing unobstructed access to the public street and a private rear garden. A protected stairway/hallway will be created within the development extending to the final front exit door which will serve as main means of escape and evacuation for the dwelling with one storey more than 4.5m above ground. All habitable and ancillary rooms forming protected hallway will be fitted with appropriate fire doors to meet Section 2 of Approved Part B of Building Regulations 2010

## ACCESS AND EQUIPMENT FOR FIREFIGHTING & RESCUE SERVICE

There are two external public streets / access points enabling fire appliances to be used near the building, as well as front, side and rear garden doors providing access into the building for firefighting personnel to rescue people and firefight in case of fire in accordance with Requirement B5 of Approved Part B of Building Regulations 2010.

## 'GOLDEN THREAD' INFORMATION

Fire safety information of the building is to be updated and maintained throughout the whole life cycle of the building (a concept of 'Golden Thread'). A handover process for the fire strategy to the building owner to be done following Regulation 38 (Part 8) of the Building Regulation 2010.

The person/company carrying out the work will provide fire safety information to the homeowner/occupier on the date of completion of works or the date of occupation, whichever is the earlier. 'Fire safety information' means information relating to the design and construction of the building, and the services, fittings and equipment provided in or in connection with the building which will assist the responsible person to operate and maintain the building with reasonable safety.

## EVACUATION LIFTS

No evacuation lifts are proposed within development.