

Work Operation: **Fire Safety Strategy**
Project: 3 Maids of Honour Row
Job No: DP/6388
Date: 02/12/2024 | Revision: -

1.0 Requirement

The Mayor of London's "London Plan Guidance", to address policy D12 of the London Plan (2021) on fire safety requires that the following points are considered:

- 1) Identify suitably positioned unobstructed outside space:
 - a) For fire appliances to be positioned on.
 - b) Appropriate for use as an evacuation assembly point.
- 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.
- 3) Are constructed in an appropriate way to minimise the risk of fire spread.
- 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
- 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.
- 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

2.0 Proposals

All development proposals must achieve the highest standards of fire safety.

Criteria 1 - Fire appliances will access the property from The Green. There is vehicle access up to the front garden/boundary of the property. There are steps up to the front door.

The assembly point is to be on The Green opposite No. 3.

Criteria 2 - Interlinked and hard-wired smoke detectors are to be installed throughout the property, with heat detectors in the kitchens. New doors will be FD20 rated where required.

Criteria 3 - Materials are traditional, mainly brick construction, with timber floor, staircase and roof construction. Where required, all replacements will be like-for-like.

Criteria 4 - Means of escape is through the house and out to The Green through the ground floor doors to the front, or through the doors to the rear garden.

Criteria 5 – N/A. The Grade 1 listed building is a family home.

Criteria 6 - Access is through the front garden.