

PLANNING FIRE SAFETY STRATEGY

94 Temple Sheen



Dec 2024

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Feb 2024

Site address:

94 Temple Sheen Rd,
SW14 7RR

This statement has been prepared for this application to demonstrate that the London Plan policy D12 requirements for fire safety have been considered to ensure the following criteria are satisfied.

This application is for a 2 storey rear extension to the property, and therefore the changes to the property would be considered and will comply with Approved Document B regulations.

1. Identification of suitable outside space for fire appliances:

The property is a semi-detached house with the main façade facing Temple Sheen Rd. As such the house access for the fire brigade will be no different than it currently is. Fire appliances could easily reach the development through Temple Sheen Rd.

2. Evacuation assembly point:

There are no proposed changes to the existing route of escape. This remains via the front ground floor entrance of the property. There is space in the front of the development that has direct access onto Temple Sheen Rd.

3. Passive and Active features for the reduction of risk in case of fire:

Passive measures are already in place in the main house, but the system will be updated during construction following Approved Document B regulations. This includes compartmentalization of floors and areas within each floor by the use of fire doors and stud walls. The new extensions have easy access to the existing fire escape stairs and will be constructed to current building regulations pertaining to the spread of fire. Active measures are already present within the main house and will be extended to the new extension utilizing smoke detection and heat detection.

4. Construction to minimize risk of fire:

All materials used in the construction of the extension will comply with building regulations and will meet the minimum requirement of Class A2-s1 rated and above under the European classification system, as set out in the standard BS EN 13501-1 and as reflected in UK Building Regulations will be used except for the exempt elements as set out under Regulation 7(3) of Approved Document B.

5. Means of escape and evacuation:

The building currently has one means of escape via the front door to Temple Sheen Rd. This will be maintained during construction and after occupation.

6. Evacuation Strategy:

Covered within point 5.

7. Access and equipment for firefighting:

As has already been stated there is adequate access for firefighting appliances in Temple Sheen Rd. During the construction phase the builder chosen will be in full compliance of all building regulation and CDM requirements including extinguishers for immediate firefighting etc.