

# Pike & Partners Architects

**PP-13585928**

**Fire Strategy Report**

**Application for planning permission for second floor alterations , including a replacement rear dormer and new Conservation style rooflights, and a replacement greenhouse and shed in the rear garden at 150 Castelnau, London, SW13 9ET**

London Plan Policy D12 Fire safety requires: *“In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.”* The fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12A.

Fire Safety D12(A) London Plan – Reasonable Exception Statement (RES) Applicant Justification for Exception, General

There will be the replacement of a second-floor dormer, and the addition of new rooflights on the main roof. In the garden, a non-habitable replacement greenhouse and shed is proposed to replace the existing one which is falling down.

Consequently, it does not exceed the existing Building Regulation fire safety requirements.

No changes to occur to the rest of the building, other than internal alterations and façade/glazing replacements which will enhance and improve the heat loss parameters of the building. All the proposed works will be fully compliant.

Exceptions to Schedule D12(A) Expected Policy Information Requirements for a Householder planning Application

Criteria 1. Information on space provisions for fire appliances and assembly points

Applicant Response: The Proposal has no impact on existing space provisions for fire appliances and assembly points. It is therefore exempt from any further information being needed.

Criteria 2. Information on passive and active safety measures

Applicant Response: The Proposal has no impact on existing passive and active safety measures. A BC compliant smoke and heat detector system is assumed to already be installed. It is therefore exempt from any further information being needed.

Criteria 3. Information and data on construction products and materials

Applicant Response: The proposed works will fulfill all Building Regulation provisions, as set out in the drawings. It is therefore exempt from any further information being needed.

Criteria 4. Information on means of escape and evacuation strategy

Applicant Response: The proposal has no overall impact on existing means of escape and evacuation strategy. A protected hallway with fire doors off the hallways on all levels is already at the property. It is therefore exempt from any further information being needed.

Criteria 5. Not Applicable to Householder Application

Criteria 6. Information on access and equipment for firefighting

Applicant Response: The proposal has no impact on existing access and equipment for firefighting. It is therefore exempt from any further information being needed.

Conclusion

Based on the general exception points above, and the responses to the specific criteria as Applicant, we consider that it is reasonable and justified, as requested in D 12(A), for the whole of this policy not to be applicable to The Proposal.