

11.2024

Fire Strategy Statement
71 Clarence Road TW11

This statement has been prepared by **FZA Architecture** in order fulfil the requirements of **Fire Safety Policy D12** from **The London Plan 2021**. This new Policy aims to incorporate the Fire Safety Strategy prior to the planning application stage, so it is integrated to the design process from the start of a project.

The requirements of the Policy and the considerations taken on this project are listed below:

1. Unobstructed External Space - *Identify suitably positioned unobstructed outside space for fire appliances to be positioned on, and; appropriate for use as an evacuation assembly point*

The property is a semi-detached family dwelling house situated on Clarence Road. The site plan submitted with this application shows unobstructed access from Clarence Road for emergency vehicles including Fire Engines. There is adequate space along Clarence Road which provides an assembly point for evacuated residents.

2. Reduce the Risk to Life - *The development is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire:*

The development will be constructed in line with current Building Regulations Part B1 and will have the following active and passive fire safety systems:

Active - Proposed automatic fire detection & alarm system to Type LD2 to a minimum grade D1, to BS 5839: Part 6:2019. Kitchen will have interlinked heat detector/alarm.

Passive - Where services pass through floors & walls, intumescent collars will be installed. A 30 min fire rated escape route enclosing the stairwell, including FD30 doors will be provided. All new electrical wiring will meet current IET National Wiring Regulations to BS 7671.

3. Minimise the Risk of Fire Spread - *The development is constructed in an appropriate way to minimise the risk of fire spread.*

The dwelling has masonry construction to the elevations with a pitched roof construction. All materials for the proposed development would be selected to the relevant fire safety standards as set out by building regulations. Any exposed steel beams & column will be coated with intumescent paint providing 60 min's fire rating. The use of combustible materials shall be avoided on the external walls.

4. Means of Escape - *Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*

Primary escape is via a protected stairwell.

5. Strategy for Evacuation - *Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.*

The homeowners shall be inducted into the operation and performance of the fire detection and alarm system and will be relied upon to maintain the integrity of the escape route by regular testing of the alarm system and by ensuring that doors are closed along the escape route.

6. Equipment for Firefighting - *Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

Fire blankets and extinguishers will be used in line with requirements for single family dwellings. All locations will be accessible within 45m of the rescue service pumping appliance.