

Planning Fire Safety Statement

51 Hertford Avenue,
London,
SW14 8EH

07/12/24

This statement is to be read in conjunction with the 51HA_DWG 901_Fire Plan_071224 drawing which shows road dimensions, evacuation point and turning circle.

Author – This statement has been prepared by Paul Dean. Paul is a RIBA Chartered architect with over 13 years experience of the extension and refurbishment of residential buildings in London.

A1 – (a) – The document “Fire Safety Guidance Note: Access for Fire Appliances GN29 (Rev13, 29 January 2020)” published by the London Fire Brigade states the minimum kerb to kerb widths for Pump (3.7m), Aerial (3.7m) and Special Appliance (6.1m). 51HA_DWG 901_Fire Plan_071224 shows that the roads are accessible for Pump, Aerial and Special Appliance.

A1 - (b) - 51HA_DWG 901_Fire Plan_071224 shows the Evacuation Assembly Point outside No 46 Hertford Avenue. This land is public space (pavement) however as there is no exit from the garden it is not feasible to have a safe evacuation point within the property's boundary.

A2 – Passive Fire Safety Measures – Currently the property has a mixture of doors some of which are not fire rated. There is a large sliding door which is to be retained. Due to the position of the stairs and the sliding door there is currently no protected route to the front door.

A2 – The proposal addresses this situation through the replacement of any doors between habitable rooms and the escape route with 30 min rated fire doors and a sprinkler or mist system will be recommended to be fitted as well as an interlinked set of heat and smoke detectors.

A3 – Minimising the spread of fire. All separating structures are to be constructed to provide 60 mins fire protection, all lights in ceilings are to be 60 min fire rated. Intumescent collars and sealants to achieve a 60 minute fire rating will be used as appropriate on all service penetrations of separating structures.

A4 – The escape route is to be protected through the introduction of the fire doors and the installation of a sprinkler/mist system

A5 – The primary evacuation route is through the front door of the property. Although simple the instinctive route out of the building in the event of a fire is “back out the way you

came in". In this case this is the primary evacuation route. The secondary evacuation route is through the kitchen and garden and to the bottom of the garden, which would also be obvious to a house guest.

A6 – The building will be a three storey four/five bedroom house with a standard water supply. The Fire Brigade will be required to rely on Pump and Stand Pipes for water supply for fire fighting. A fire blanket will be recommended for the kitchen however the clients will be encouraged to exit the building in the event of a fire.

END.