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Fire Safety Strategy

17 Beverley Gardens
Barnes,
London,
SW13 0LZ

23 Dec 2024

The proposed works are for a ground floor and first floor extension to the rear, a first floor terrace with obscured glass balustrade, changes to the cladding and cappings, additional windows and doors and internal reconfigurations.

As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

1. The property is a London house. As such the house access for the fire brigade will be no different than it currently is.
 - a. Due to the scale of the development, there is no designated location for Fire Appliances.
 - b. Regarding appropriate evacuation in the event of a fire, there are multiple locations for escape, due to the house being surrounded by gardens on all sides.
2. The proposed development will need to comply with Building Control regarding Fire Regulations.
 - a. As such new fire alarms and smoke alarms will be reassessed and repositioned throughout the property. This will be checked and signed off by the appointed Building Control Officer.
 - b. Escape will be through the front door or to the side.
3. To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire controlled zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining). Should a fire door not be possible then a fire engineered solution will need to be proposed to Building Control for sign off to ensure Building Control compliance.
4. Since the hall is a fire-controlled zone with FD30 doors or equivalent (as per point 3 above) along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape.
5. Due to the scale of the development and the size of the house it is important that the user maintains the fire alarms. It is suggested that the fire alarms should be tested at least once a month to ensure the alarm system works.
6. Due to the size of the property, there is suitable access for equipment for the fire fighting.