

Policy D12: Fire Safety

With reference to the London Plan 2021, Policy D12 – Fire Safety, states:

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 and ensure that they:

- 1) Identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point

a) As an existing semi detached property on an established street this application cannot change the context of this building. As such the fire appliance would have to be parked on the street. Although the fire appliance itself would block the traffic this emergency and infrequent positioning would always be available due to its nature as a road. There is an access road to River Meads Avenue either side of the property so vehicles would not be blocked.

b) The diagram indicates an assembly point 15 meters from the front door however from the front door the street offers many places of safety sufficient distance from the building.

- 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

All doors onto the hall (30 minute fire enclosure) will to be FD20 doors. There will be new interlinked smoke detection throughout the property.

- 3) Are constructed in an appropriate way to minimise the risk of fire spread.

All new constructions will limit firespread to meet the requirements of Approved Document B.

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

See item 2 above. Evacuation from rooms and from the rear of the property will remain unchanged by this application.

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

The strategy for evacuation is as item 4 above.

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

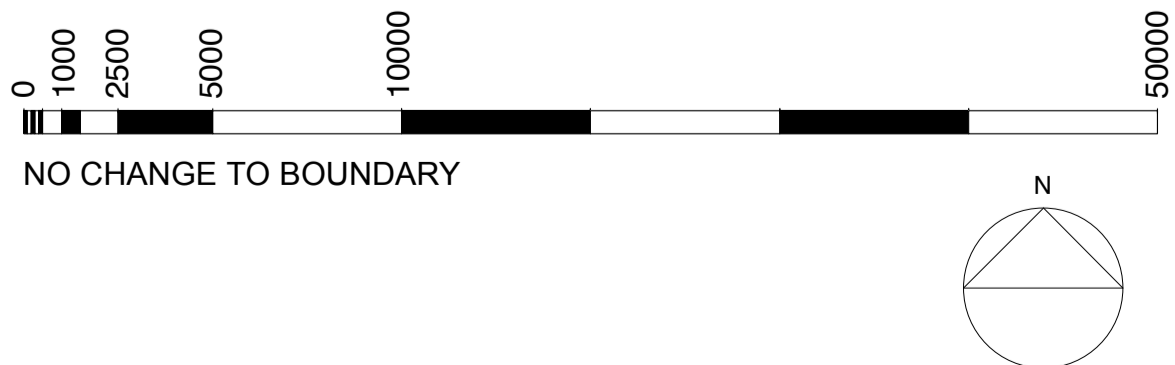
The proposed space does not alter the access or equipment for firefighting. The proposed rooms use the same strategy as the existing building where access to all rooms is off the stair and hall.

general notes

All dimensions to be verified on site.
 To be read in conjunction with all relevant documents.
 In the event of discrepancy notify the Architect immediately.
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 All drawings subject to planning approval.
 Do not scale from drawings.

SK Indicative information only PP pre-planning
 P Planning level BC Building control level Information
 C Construction E Existing Condition

SITE PLAN 1.200(@A1) (proposed indicated)



Note 1: This drawing is not to be scaled for construction purposes. Any dimensions provided on these drawings and the general layout can only be considered approximate as no measured survey has been conducted. Immediately after taking possession of the site the contractor should fully check the levels and dimensions of the site in order that he is fully satisfied with and accepts the drawings as a true record of the situation on taking possession of the site. Any discrepancies to be discussed with architect.

Note 2: DRAWINGS + INFORMATION FOR USE AT 36 RIVERMEADS AVENUE ONLY

(A) Issued for application(21.12.24/LM)
 (-) Issued for application(20.12.24/LM)

(rev): description	(date/initials)
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