

# Planning Fire Safety Strategy

21 Howsman Road  
London  
SW13 9AW

02/01/2025  
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This statement has been prepared by epA on behalf of Mr and Mrs Plamadeala as part of a planning application submission to Richmond Borough Council. The statement is designed to explain the fire strategy plan for the property.

## **FIRE SAFETY STRATEGY**

### **1.0 Development site location and Purpose group classification**

1.1 No.21 Howsman Road is an end of terrace two-storey house, located in North Barnes residential area.

1.2 Classification of purpose groups - Dwellinghouse that contains a habitable storey with a floor level which is more than 4.5m above ground.

### **2.0 The London Plan 2021 - Policy D12 Fire Safety Strategy**

'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

Howsman Road 5-29 cul de sac is a residential street that benefits from four parking bays at the end of the road. The surrounding residential areas are very lightly trafficked.

Howsman Road is wide enough to accommodate domestic fire vehicles (indicated on plan with a cross).; width of the road between kerbs – 8m. The cul de sac road is only 3.5m wide, it is a dead end road without sufficient turning circle and it is longer than 20m. Therefore, the pump appliance will have to be positioned at the entrance into the cul de sac, where vehicle access for pump appliances will be within 55 m of every point on the projected plan area (or 'footprint') of the building. To be within 45m, as per Section 13.1 of Fire Safety Volume B (Fig.1.1), the pump appliance could drive over the side pavement to be within 15m distance from the property.

b) appropriate for use as an evacuation assembly point

#### Assembly Point A:

*Ground level:* The escape from the rooms will be through the entrance hall and through the main entrance doors, out to the front garden. The entire escape route and exit should be kept clear to allow easy access to a place of safety.

*Upper floors levels:* The escape from all the rooms is off a fire protected internal staircase that leads down to the entrance hall and to the outside space.

Assembly Point B:

Second route of escape in case the first one is blocked would be via back doors leading onto the rear garden. The existing back garden's depth of 8m complies with Diagram 2.5 of Fire Safety Volume B.



Safe escapes awareness: Every member of the house including the visitors have to be familiar with the escape plan and the place of the door and windows keys.

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

**Internal wall constructions:** All Internal walls will be built to provide 30 minute fire resisting construction. Typically, the wall will be stud partitioning built with a timber stud at 400mm ctr with top and bottom plates. The walls will be lined either side with 12.5mm British Gypsum WallBoard. All internal walls will be carried through above the ceiling level to the underside of the structural soffit, thus avoiding any concealed spaces between rooms. In line with British Gypsum technical information, this will provide 30 minutes fire resistance. Doors to habitable rooms will be of 30min

(FD30) fire rated. Fire resisting ceiling (minimum EI 30) will be provided above a protected stairway enclosure.

**Fire detection and alarm systems:** The dwelling house will be provided with system with recommendation of - BS 5839 Part 6, Grade D2 category LD3 (smoke alarm to comply with BS EN 14604. And heat alarm to conform with BS 5446-2).

Both mains operated detector/sounder, either optical smoke or ionisation, dependant on siting the detector away from kitchens/cooking equipment, to be installed on the ground floor level and first and second floor levels of the staircase. Smoke and heat alarms should have a standby power supply, such as a battery (rechargeable or non rechargeable) or capacitor - BS 5839-6. Where the existing doors to the stairway are not fire-resisting, the mains operated system of automatic fire detection should be provided in each habitable room (heat detector in the kitchen)

**Maintenance and testing:** Recommendation of monthly check of the fire alarm by the residents and an annual check by a competent person to comply with BS5839 Part 6 2004 should include cleaning in accordance with manufacturer's recommendations. Each detector head should be replaced depending on manufacturers guarantee or for mains operated detectors - every 10 years (guaranteed life of the standby battery). Battery detectors to be replaced every 5 years and batteries replaced annually or when "bleeping".

If the building has been unoccupied or the mains power has been disconnected, the system should be thoroughly tested to ensure the operation of the power supply and standby supply.

**Temporary works:** The owners, builders and their professional advisers to ensure that all temporary works are carried out in accordance with health and safety (construction) regulations and good building practice. Health and safety (construction) regulations are enforced by the Health and Safety Executive.

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

**As above**

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

**As above**

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

**As above**

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

**As above.** The access is through the public road, small residential dwellinghouse firefighting equipment not required.

The supporting text explicitly asks applicants to :

a. demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.

b. *show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation.*

**As above**