

FIRE SAFETY STRATEGY

Project No: 223
Project Address: 6 Ullswater Road
Date: 20th January 2025

1.0 Introduction

To comply with Policy D12 The London Plan 2021 fire safety features have been incorporated.

The proposal at 6 Ullswater Road includes the erection of a double storey side infill extension, single storey rear extension, loft extension with new gable roof and rear dormer and general refurbishment of whole house.

2.0 Policy D12 - Fire Safety

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”***

- Fire and rescue service pumping appliances can be sited on the road outside 6 Ullswater Road.
- Persons on site for both the construction and occupation phases of the development will evacuate the dwelling via the front door to the assembly point on the street outside the front elevation.

- 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***

The following measures have been designed within the proposal:

Passive Fire Safety Measures:

- Internal doors to have a FD30 rating for a burn time of 30 minutes in line with building regulations.
- An intumescent strip will be installed around all internal doors.
- Habitable rooms will be separated from the main stairwell using suitably protective plasterboard.
- Plasterboard forming the ceiling between floors will be fire protected by either being doubled up or using fire resistant plasterboard build.
- Lighting between floors will be fire rated.
- A modern consumer unit fuse board will ensure electrical fire risk is minimised.

Active Fire Safety Measures

- To all floors, and areas of high risk (such as kitchens) an interlinked mains powered sensor and alarm system with a battery backup will be installed.

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

- The development will not incorporate combustible materials in its external walls.
- The contractor will use, where possible, non-flammable material for temporary work, packaging etc to ensure that safe systems of work are carried out on site.
- The contractor will provide a detailed Fire Risk Management Plan setting out the Fire Management Personnel, Fire Plan Principles, Fire Prevention Procedures and Means of Escape to be followed at all times while on site.

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

- All occupants will be made aware of fire escape route and final assembly point.
- Fire exits to be clearly identified, with a maximum travel distance in accordance with relevant standards.
- Fire escape routes are to be kept unobstructed and, if necessary, always illuminated

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

A Fire Safety Plan to be developed by the principal contractor before commencement of the works to ensure effective fire safety measures are in place to protect people from fire.

Plan to be always kept readily available for use by staff and fire officials in the event of an emergency.

This will be in the site office, with fire escape routes marked in red.

All operatives to be made aware of fire escape routes, fire arrangements and provision of firefighting equipment at induction and periodically throughout the project.

Any changes to the fire plan to be brought to the attention of all site personnel immediately.

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

- Fire alarms, call points and extinguishers (and all other suitable and sufficient firefighting equipment) to be maintained on occupied floors during construction works.
- Means of safe access and egress to be kept clear in all areas at all times to ensure suitable access for emergency services and equipment for firefighting.

All measures will be certified by a building control officer or approved inspector under building regulations.