



PP51_00901_Rev A Fire Strategy Planning Statement

Address:

Carmel Romanian Pentecostal Church of God, 1 Lealand Road, Tottenham, N15 6JS.

Description:

Single Storey Rear Extension, to the existing Church.

21st September 2022

This Fire Strategy Planning Statement is produced on behalf of our client, for whom we are acting as planning agent. Please read this document in conjunction with the drawings & other supporting documents submitted.

As the proposed development is related to minor alterations of the existing church, the information provided within this document is proportionate to its scale & nature. The purpose of this document is not to demonstrate compliance the Building Regulations, but to show committed consideration for fire safety at this stage & ensure the highest standards are applied.

Policy D12 of the London Plan (2021) requires all proposed developments to ensure adequate fire safety, throughout the construction & inhabitation phases. This is achieved by ensuring compliance with a range of criteria, set out in Policy D12(A) 01 – 06. Our proposed development will be assessed against each of the policy requirements, in the section below:

- 01. Requirement:** Suitably positioned outdoor space for fire appliances & an evacuation assembly point:
Measure: Access to the dwelling is unaltered in the proposed development.

The proposed layout will continue to ensure unobstructed access for fire appliances at the Church (in the front garden) & for the evacuation of inhabitants through the existing escape routes.

- 02. Requirement:** Features reducing risk to life / serious injuries, in an event of a fire.
Measure: Fire detection & alarm systems, to a minimum performance of Grade D2, Category LD3 & in accordance with the relevant recommendations of BS 5839-6. A mains-operated hardwired smoke detector system to be installed within the escape corridors (at all levels) & a heat detector in any cooking area.

Escape from all floor levels (ground & first) to be through the fire protected staircase, leading to a final exit. All walls surrounding the escape stair to achieve a minimum of 30-minute fire rating, including any glazed openings & doors (FD30). All ground & first floor habitable rooms have access to an openable window, or door, for escape to safety in case of a fire emergency.

All electric, gas & other live appliance installations will be performed by suitably trained personnel i.e. NICEIC, GAS SAFE, HETAS etc.

- 03. Requirement:** Constructed to reduce the risk of fire spread.
Measure: To minimise external surface spread of flame, the outermost material should be Class B-s3, d2 or better & have a maximum total of 5.6m² unprotected areas i.e. window & door openings (if within 1 metre of the relevant boundary).

Internal surface linings of walls & ceilings should be Class C-s3, d2. Rooflights should have a minimum performance of Class D-s3, d2 (depending on the frame material).



04. Requirement: Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

Measure: Given the scale & nature of the proposed development, it is not proportionate to have a detailed evacuation strategy. However, suitable, convenient & safe access can be attained through the primary entrances of the Church (front & side entrances) – as demonstrated in the proposed floor plans submitted. The means of escape will therefore remain as per the existing layouts, with the single storey rear extension providing 2 means of fire escape.

05. Requirement: Develop a robust strategy for evacuation, which can be periodically updated & published, and which all building users can have confidence in.

Measure: Given the scale & nature of the proposed development, it is not proportionate to have a detailed evacuation strategy. However, suitable, convenient & safe access can be attained through the primary entrances to the Church (front & side entrances) – as demonstrated in the proposed floor plans submitted.

06. Requirement: Provide suitable access & equipment for firefighting which is appropriate for the size / use of the development.

Measure: As the Church has access to mains water & through retaining their existing access routes, the aspect of firefighting is sufficient for the scale & nature of the proposed development.

The strategy has been devised by relevant professionals, with competencies that are proportionate to the scale & nature of the proposed development.

In conclusion, this document outlines the site-specific elements of the proposed development & demonstrates that it will attain the highest standards of fire safety – complying with Policy D12, of the London Plan (2021).