

Planning Fire Safety Strategy (PFSS) **London Plan Policy D12A, Fire safety**

73 Connaught Gardens, London, N10 3LG

13th July 2023
Revision 00



1.0 Introduction

1.1 Purpose of this Document

1.1.1 This Planning Fire Safety Strategy (PFSS) has been prepared to demonstrate compliance with Policy D12 (Fire safety) of the London Plan.

1.2 Site Address

1.2.1 73 Connaught Gardens, London N10 3LG

1.3 Description of proposed development

1.3.1 Demolition of existing single storey side extension and erection of a replacement single storey side extension.

1.4 Relevant Experience

1.4.1 This statement has been completed on behalf of Patalab Architects LLP, an RIBA chartered architects practice. This statement has been checked by an ARB qualified architect prior to submission.

1.4.2 We are thought to have appropriate knowledge and understanding of Part B of the Building Regulations commensurate with the size, scope and complexity of the proposed development.

1.4.3 Due to the simple nature of the proposal, further advice has not been sought at planning stage.

1.5 Permission Sought

1.5.1 Householder planning permission.

1.6 Relevant Criteria

Information on space provisions for fire appliances and assembly points (criteria 1)

Information on passive and active safety measures (criteria 2)

Information and data on construction products and materials (criteria 3)

Information on means of escape and evacuation strategy (criteria 4)

Information on access and equipment for firefighting (criteria 6)

2.0 Policy D12 Fire safety

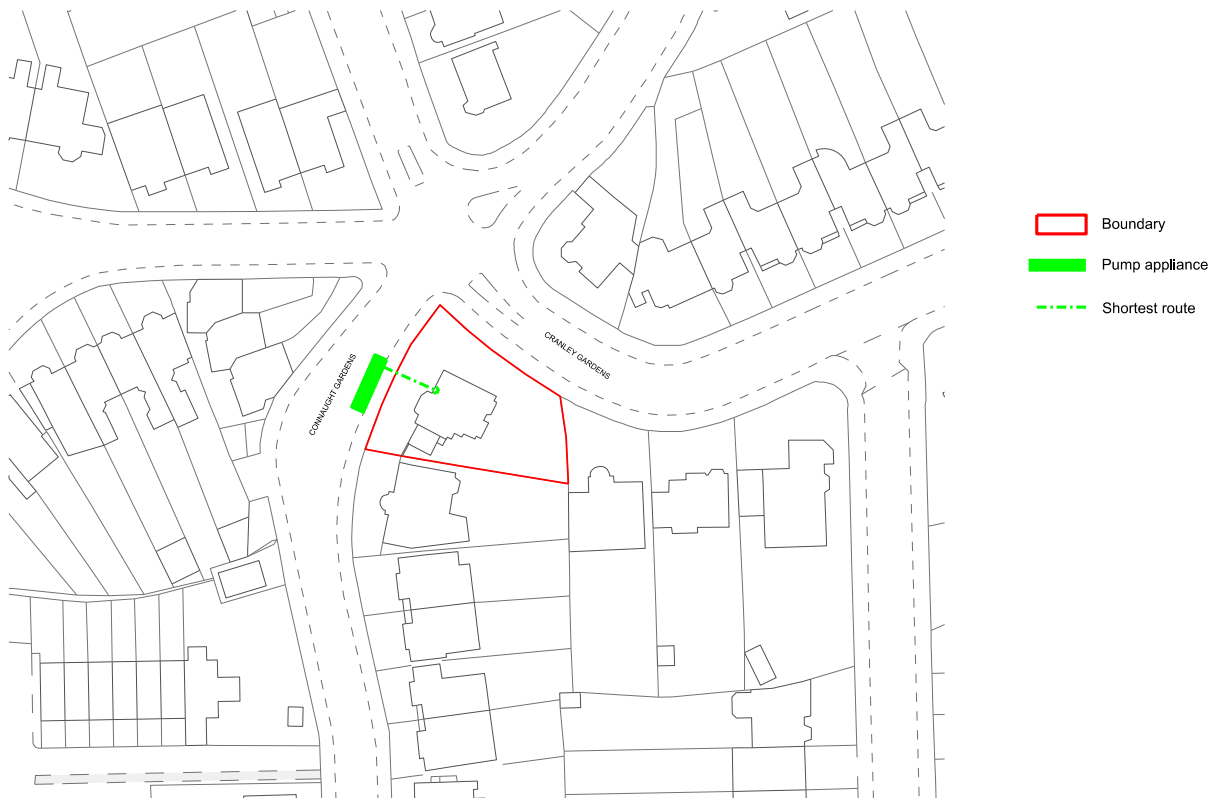
In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

Criteria 1, Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on
- b) appropriate for use as an evacuation assembly point

2.1.1 The arrangement will remain as existing, with a possible London Fire Brigade fire appliance positioned on Connaught Gardens. The front door is 9.6m from the road. Once inside the house, it is 12.96m to the furthest point in the proposed ground floor.

2.1.2 The proposed side extension is therefore within the Approved Document Part B guidance that states for dwellinghouses there should be vehicle access for a pump appliance to within 45m of all points within dwellings.



Criteria 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

2.1.3 Fire system would be as existing which would be implemented and continued through to the proposed side extension.

Criteria 3, are constructed in an appropriate way to minimise the risk of fire spread

2.1.4 The new elements will be designed to meet the requirements of Building Regulations Approved Document Part B Volume 1 Dwellings, including fire ratings of proposed materials, firestopping and build-ups as required.

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

2.1.5 No change will be made to existing regarding means of escape.

2.1.6 Means of escape to have detection and warning, limiting travel time, providing sprinklers/water mist system to ground floor.

2.1.7 There are no proposed changes to how the property will be accessed.

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

2.1.8 Emergency access to the property will remain as existing; via the front or to the rear of the building.