



Laura Nica Studio

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PLANNING FIRE SAFETY STRATEGY – Ground Floor Flat, No. 37 Rutland Gardens, N4 1JN

I am writing on behalf of Ms Chloe Benton & Mr. Chris Elliot, the owners of Ground Floor Flat, No. 37 Rutland Gardens, who are proposing works – Proposed erection of a single storey, rear & side extension.

This statement has been produced and written by Laura Nica Studio.

1.0 Introduction and the London Plan Policy D12 (A)

This fire safety statement has been prepared in response to the London Plan 2021, Policy D12 (A) Fire Safety. The Policy D12 (A) states the following:

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.
- 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.
- 3) are constructed in an appropriate way to minimise the risk of fire spread.
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The second part of the fire safety policy, D12 (B) is only relevant to major development proposals, and therefore is not relevant to this application.

2.0 Response to the London Plan Policy D12 (A)

Our proposal involves the construction of a single storey rear extension. The proposed changes will not affect the existing fire safety arrangements.

Our response to each point of the London Plan Policy D12 (A) is as follows:

- 1) (a) Fire appliances to be positioned on either Rutland Gardens or rear of the property.
- 2) (b) The pavement on either Rutland Gardens to be used as evacuation assembly points.
- 3) Fire alarm systems and other passive / active fire safety measures. The house has hard wired smoke alarms and heat detector system installed. This includes a heat detector in the kitchen, and smoke alarms in the hallways. Each alarm will have a battery back up in case of power failure.
- 4) Construction to minimise the spread of fire:
 - (i) All doors to habitable rooms (bedrooms, living spaces, kitchen, utility, cellar), and doors onto the protected escape route will have a minimum fire rating of 30mins resistance to the passage of fire and smoke, in line with building regulations.
 - (ii) All steel beams and columns to be painted with intumescent paint to achieve 1 hour fire protection.
 - (iii) All insulation used in the development will be Euro-class A1 non-combustible.
 - (iiii) All down-lighters to be installed with fire hoods.
 - (iv) Have a mains powered optical smoke detector at ground floor with battery back up to BS5839 – Part 6, grade D, category LD3 standard. Wired on a separate circuit distribution board with heat resistant cable made identifiable.
- 5) Means of escape. Existing means of escape retained, via existing protected hallway through the front of the house. As well as from the rear of the property, into the back garden.
- 6) Evacuation strategy. Evacuation strategy based on points 3 and 4 above.
- 7) Access. Access to the house for firefighting is via Rutland Gardens.



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Your sincerely,

Laura Nica

A handwritten signature in black ink, appearing to read 'Laura Nica' in a cursive, flowing script.

Architect

Laura Nica Studio

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