

First Floor Flat
30 Keston Road
Tottenham
London, N17 6PN.



Planning Fire Safety Strategy

JUNE 2023.
Revised April 2024.

Planning Application and Information Requirements for London Plan Policy D12 (A).

Fire Strategy Statement- Author:

This Planning Fire Strategy Statement has been prepared to accompany the planning application for First Floor Flat, 30 Keston Road, Tottenham, London N17 6PN. The application proposal is for Roof space conversion with erection of dormers to the main rear and side roofs consisting of fibre cement slate enclosure, timber felt roof, double glazed windows and doors, small terrace area with glass balustrade.

The author Paul Gunning is a qualified and registered architect, with over 30 years' experience, in the design and construction of commercial, residential and educational buildings. Mr. Gunning holds BA (Hons) Degree and Diploma in Architecture, and has dealt with a variety of Fire Strategy reports during his career.

The Criteria below set out the Planning Fire Strategy for this small domestic development in accordance with the London Plan Policy D12 (A).

Criteria 1: Space Provisions for Fire Appliances and Assembly Points:

- a) There are no provisions on the physical site where fire and rescue service pumping appliances can be reasonably sited. The property is Victorian terraced, and the infrastructure does not allow for this provision on the site. However by way of mitigation appliances may be sited directly on the street with unobstructed access to site for firefighting measures both during construction and occupation (See attached Plan KR/LC/PA/08- Fire Assembly Point and Appliance Location). Access from this point is within 45m to all points within the flats. On the basis of the above, consideration should be given to an exemption of this clause (Reasonable Exemption Statement) as space for this purpose cannot be reasonably accommodated on the site.
- b) Appropriate for use as an evacuation assembly point:
There are no appropriate locations within the site that can be used for evacuation assembly point which are within a reasonable zone of safety from a source of danger both during construction and occupation. The infrastructure of the site does not allow adequate provisions for this purpose. However a reasonable and safe location outside of the designated site has been identified on at the north-west junction of Keston Road and Apple Tree Road (See attached plan KR/LC/PA/08). This location provides a safe distance from any source of danger on the site and enables operatives and occupants a safe refuge in the event of fire.

Notification of the evacuation and fire assembly point will be displayed on the site during construction and occupation. On the basis of the above, consideration should be given to an exemption of this clause (Reasonable Exemption Statement) as space for this purpose cannot be reasonably accommodated on the site.

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Criteria 2: Information on Passive and Active Safety Measures:

Passive and active fire safety measures to be included in the development will be in accordance with the current edition of Building Regulations, Approved Document B (AD), Volume 1 Dwellings, and Sections B1-B5 as appropriate.

Passive Measures:

Construction Elements: Walls, ceilings, protected routes, and doors to be minimum 30 minutes fire resistance to RE1 30 (European standard) or BS 476.

Wall and ceiling linings to be compliant with AD B2 table 4.1

A stair enclosure protected to RE1 30 is provided as an escape route from the new loft floor leading to the final exit front door at ground floor.

Escape windows are provided at ground floor and loft floor.

Flat roofs within 6m of relevant boundary to be Broof (t4) classification.

Unprotected areas in relation relevant boundary, as AD appendix B4 table 11.1

Minimum protection 30 minutes within 1.0m.

Service pipes and duct penetrations through walls floors and ceilings to be fire sealed at source of penetration.

Electricity & Gas meters in common access areas to have 30 minute fire protection.

Headroom to escape routes: Minimum height 2.0m

Provide non slip flooring to common escape routes.

Active Measures:

Fire detection and alarm systems to minimum Grade D2, Category LD3 standard as recommended under BS 5839-6.

Smoke Alarms: Mains operated to BS EN 14604.

Heat Alarms: Mains operated to BS 5446-2.

Smoke and Heat alarms to have standby power supply, such as battery (rechargeable/non rechargeable) or capacitor, and also to be provided within circulation spaces. The design and installation of passive systems should be accompanied by an installation and commissioning certificate.

All habitable rooms (except kitchen) should lead to final exit or provision of escape window. (See attached plan KR/LC/PA 07).

Exit Signs: to be provided on common escape routes (where applicable).

Final exits to be defined and visible.

Fire Extinguisher (optional): Kitchen area and protected escape

Dry Powder (Blue Label) or CO2 (Black label) type, suitable for electrical fires.

Fire blanket (Class F) suitable for cooking fires.

Criteria 3: Information and Data on Construction Products and Materials:

The exact data for construction materials are not readily available at this stage. However as a strategy the following is proposed:-

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Passive fire safety measures to be included in the development will be in accordance with the current edition of Building Regulations, Approved Document B (AD), Volume 1 Dwellings, and Sections B2- B4 as appropriate.

External Envelope:

Existing external walls-Brickwork.

Upstand wall to terrace-Brickwork with concrete coping.

Timber Frame Dormers: Cavity insulation will be protected by 16mm plywood sheets externally over clad with fibre cement artificial slates.

Internal faces over clad with 15mm fire resistant wall board, with taped joints and skim coat plaster finish to RE1 30 minutes.

Roof:

Timber felt roof. Protected internally with fire rated boarding, externally with appropriate thickness plywood sheet and roof covering to Broof (t4) classification.

Windows & Doors: Fire resistant sealant all round.

Internally: Partition walls and ceilings to 30 minute fire rating using fire rated lining board on timber or metal studs.

Ceiling Insulation: Mineral quilt.RE1 30 minutes fire rating between floors.

Doors: Composite timber doors on escape routes RE1 30 minutes fire rating.

External fences & Gates: N/A.

Ground treatment: N/A.

Criteria 4: Information on Means of Escape Evacuation Strategy:

Means of escape and evacuation strategy achieved by passive and active measures as described in Criteria 1&3. The attached plan KR/LC/PA 07&08 demonstrates the active evacuation strategy.

Criteria 5: Evacuation Strategy for Users of the Development:

An evacuation strategy will be displayed in a prominent location within the development. This will consist of a diagram showing the fire assembly point, routes from the development and exit points. A user manual for all elements and equipment posing a risk of fire and devices to mitigate fire will be issued to the occupants. The manual will also contain a list of contact numbers for emergency and maintenance services. The manual will be reviewed, updated, and reissued annually as required.

Criteria 6: Information on Access and Equipment for Firefighting:

Emergency access to the property for firefighting is via the main communal entrance and side access. These can also be used in the construction and occupation phase.

Adequate water supply for firefighting is available from the fire hydrants located in Keston Road outside nos. 40, 59/61

The above facilities are existing (except for the new dormer construction) and present no adverse impact to neighbouring sites or access to surrounding areas if carried out in accordance with the approved drawings.

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Drawings associated with
Planning Fire Strategy.

