5 Bramley Road, BN14 9DR

Planning Fire Safety Strategy

May - 2023

Project Details



Client property address:
5 Bramley Road
Broadwater
Worthing
West Sussex
BN14 9DR

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1. Introduction

Resi has prepared this Planning Fire Safety Strategy on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 5 Bramley Road, BN14 9DR.

The document has been prepared jointly be our in house team of architects, planning consultants, and building regulations professionals, who are professionally qualified to prepare the report given the scale and complexity of the project is minor.

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in Policy D12(A)(1-6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A).

The report has also been prepared with regard to current London Pre-Consultation Draft Guidance in relation to Fire Safety, as set out here.

The table overleaf assesses the proposed development in relation to each criteria in Policy D12(A) setting out how the proposed development will comply with the relevant parts of the Policy.

2. Fire Safety Statement

Policy Part	Requirement	Measure	D12(A) Compliance
1	Suitably positioned outside space for (a) Fire Appliances, and (b) evacuation assembly point	No alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to ensure that unobstructed access can be provided for fire appliances to access the dwelling, and for evacuation of residents of the dwelling via existing routes.	✔
2	Features reducing risk to life and serious injury	Fire detection and alarm system to a minimum Grade D2 Category LD3 standard. A mains-operated hardwired and interlinked smoke detector system to be installed within the circulation space at all levels and a heat detector in the kitchen area. Escape from the ground floor, the first floor and the loft to be via protected staircase leading to a final exit. Inner rooms (at ground floor and first floor only) to be served by at least an escape window or door leading to an external safe space. No inner rooms allowed at loft level. Protected staircase to be enclosed within a minimum 30 minutes fire rated construction (walls, doors, any glazing and underside of staircase where needed).	✔
3	Constructed to minimise risk of fire spread	To avoid the risk of fire spread from one building to another: • The external surfaces (ie outermost external material) of external walls will be class B-s3, d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary); • Vertical parts of a pitched roof, such as dormer windows, will be treated as a wall rather than a roof if the slope of the roof exceeds 70 degrees.	✔
4	Suitable and convenient means of escape and evacuation strategy	Given the minor nature of the proposals to this existing residential dwelling and the it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe, access and egress from the property in the event of fire can be easily attained through the primary entrance and exits from the property. As can be seen on the proposed floor plans submitted with the Application.	✔
5	Robust strategy for evacuation		✔
6	Suitable access and equipment for firefighting, appropriate for size and use of development	The proposed development is for minor works to a residential dwelling and will retain the existing access/egress to the site, and the site has access to mains water, both of which are sufficient for the size and use of the proposed development.	✔

3. Conclusion

This Planning Fire Safety Strategy has been developed on behalf of our client for the development at 5 Bramley Road, BN14 9DR.

The strategy has been developed by professionals with competencies that are commensurate with the size, scope, and complexity of this project.

The strategy (in the preceding table) outlines the site specific elements of the proposals that ensure the development will attain the highest standards of fire safety. The table demonstrates compliance with London Plan Policy D12(A).