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Fire Strategy

111 Rodenhurst Road
London,
SW4 8AF

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RIBA
Chartered Architect

1. Introduction

This Fire Safety Strategy supports the planning application for alterations to 111 Rodenhurst Road, The works include internal reconfiguration and alterations to the rear and roof of the property, including a second-floor outrigger extension, enlarged rear dormer, new rooflights, solar panels and replacement rear sliding doors.

The strategy sets out fire safety considerations in accordance with **London Plan Policy D12(A)**.

The proposals relate to a terraced pair house, and are proportionate in scale, with no change to the overall building footprint or access arrangements for the London Fire Brigade (LFB).

2. Fire Brigade Access and Facilities

- The building has **direct access from Rodenhurst Road**, a public highway suitable for fire appliance access.
- The proposals do not alter:
    - Site access
    - Entrance arrangements
    - Circulation routes to the building
- Fire appliances can stop directly outside the property; no dedicated fire appliance bay is required.
- The works are confined to the ground levels and do not affect firefighting access or water supply.

No aspects of the development adversely affect LFB access or operational capability.

3. Means of Escape Strategy

The means of escape will remain in accordance with **Approved Document B (Volume 1)** and relevant guidance for flats.

3.1 Escape Routes

- The flat benefits from a **single protected escape route** via the internal hall and onward escape through the building to the final exit at ground level.
- The proposed works do not alter:
    - The location of the primary escape route
    - The overall escape strategy for the building
- The internal layout will be arranged to maintain a **clear and direct escape path** from all habitable rooms.

4. Fire Separation and Protected Stair

Given the property is a house within a residential building, maintaining compartmentation is critical.

- The house will remain a **separate fire compartment** from the rest of the building.
- The internal stair within the house will form part of a **protected route** where required.
- **FD30 fire doors (or fire-engineered equivalent)** will be installed to:
    - All habitable rooms opening onto escape routes
- The **entrance door** will be maintained or upgraded to an appropriate fire-rated standard (typically FD30S), subject to Building Control requirements.
- If a protected corridor is not present a fire engineered strategy will be developed i.e. sprinklers or fire curtain.

All works will ensure that the integrity of the building's **compartmentation between houses is preserved or enhanced**.

5. Fire Detection and Alarm System

The house will be provided with a **Grade D1 / LD2 fire detection and alarm system** in accordance with **BS 5839-6:2019**.

This will include:

- Smoke detectors in circulation spaces
- Heat detector in the kitchen
- Additional detectors as required within habitable rooms

All detectors will be **interlinked**.

The system will be designed and installed in accordance with Building Regulations and signed off by Building Control.

6. Construction Materials and Fire Performance

- All new materials will comply with relevant fire performance requirements under **Approved Document B**.
- External materials, including zinc and aluminium elements, will be specified in accordance with **reaction-to-fire requirements** for roof-level construction.
- Structural elements forming part of the new dormer and terrace will achieve:
- **Minimum 30-minute fire resistance**, or as required by Building Control

Internal linings and insulation will meet required fire performance standards.

7. Fire Spread & Compartmentation

- The proposals are located at ground and first floor level and do not introduce increased risk of fire spread between buildings.
- Materials will be selected to limit surface spread of flame.
- The roof terrace is modest in scale and does not introduce significant additional fire loading.
- A new brick separation wall will be constructed between the loft conversions where not present.

The development will not materially increase the risk of fire spread internally or externally.

8. Building Management and Maintenance

To ensure continued fire safety performance:

- The occupant will maintain smoke and heat alarms in accordance with manufacturer guidance.
- Fire doors forming part of escape routes must not be altered without approval.
- Any future alterations will be subject to Building Regulations approval.

Responsibility for compliance within the flat sits with the owner, while wider building management remains unaffected.

9. Compliance and Building Control

This strategy provides the **planning-stage fire safety statement** required under London Plan Policy D12(A).

A detailed fire safety design will be developed at the Building Regulations stage, including:

- Means of escape compliance
- Fire door specifications
- Alarm layouts
- Structural fire protection

Where necessary, a **fire-engineered solution** will be provided to support compliance.

10. Conclusion

The proposed development at 111 Rodenhurst Road maintains appropriate standards of:

- Fire brigade access
- Means of escape
- Compartmentation and fire separation between flats
- Fire detection and alarm provision
- Material fire performance

The scheme demonstrates compliance with **London Plan Policy D12(A)** and provides a robust framework for achieving full compliance with Building Regulations.