

Planning Fire Safety Strategy

25 Flat 9, Hyde Park Gardens W2 2LZ.

1. This strategy has been prepared by Mr Okan Kaleli at Jack Dusek & Co, the agents of the planning application for the proposed air con and internal pipework at the above address.
2. As a householder application, this strategy needs to show the proposal meets Criteria 1, 2, 3, 4 and 6 of Fire Safety Policy D12a of the London Plan.
3. The following shows compliance with the relevant criteria: -
 - **Criteria 1a**
Fire and rescue services can access the building from the public street at the front of the building.
 - **Criteria 1b**
The front and rear spaces will act as an adequate fire evacuation assembly point.
 - **Criteria 2**
A fire extinguisher will be provided.
 - **Criteria 3**
 - Heat and smoke detectors will be provided in the open plan kitchen space. Mains powered and inter-connected smoke detectors will be provided to the hallway and first floor landing;
 - First floor windows from habitable rooms meet means of escape requirements;
 - Separating timber stud and masonry walls will meet 30 minute fire protection levels.
 - **Criteria 4**

Two bedroom flat located at the roof level of a mid-terrace, six storey building constructed in around 1840. It is an example of the late Georgian architecture that forms part of 25-38 Hyde Park Gardens and 22-35 Stanhope Terrace. The flat has access to a staircase which leads out into the front hallway and entrance. which in turn offers access to the building.
 - **Criteria 6**
Given the type of building and its position in relation to the accessible public realm, it is considered that firefighting equipment will be provided by external fire fighting services. A fire extinguisher will however be provided within the building at the owners discretion.
4. In conclusion, the wording in the above has justified the fire safety strategy in accordance with Fire Safety Policy D12a of the London Plan. We trust that this meets the validation requirements set out by Westminster Council.

Okan Kaleli

BA (Hons) Architecture and March

Jack Dusek & Co.