

FIRE SAFETY STRATEGY

PROPOSAL: Demolition of existing dwelling and erection of 2 x semi-detached 2-bedroom new build dwellings, with associated subdivision of the site and landscaping, with some internal and external alterations and demolitions.

SITE: No. 22 Goodwood Crescent, Gravesend, Kent DA12 5EL

LOCAL AUTHORITY: Gravesham Borough Council – Planning Dept., Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU



No. 22 Goodwood Crescent, Gravesend, Kent DA12 5EL

Existing Aerial View

SECTION 1.0

THE PROPOSAL

- 1.1 The proposal is for the demolition of the existing dwelling at 22 Goodwood Crescent, Gravesend, Kent DA12 5EL and the erection of 2 semi-detached dwellinghouses, together with associated access, parking, cycle storage, refuse storage, landscaping and boundary treatment. The proposal's design intention is to retain a similar massing to the existing structure already established on the site, so as to have minimal impact on neighbouring properties or their amenities.
- 1.1 The proposal will provide much needed additional accommodation within the area as well as optimising site capacity and land use within a sustainable location, which has good access to transport and amenities. All proposed materials will match those found at the existing host dwelling to ensure that the new dwelling remain in keeping with the character of the properties found in the local area.

SECTION 2.0

THE SITE AND ITS SURROUNDINGS

- 2.1 The application site, 22 Goodwood Crescent, is located within an established residential street forming part of the Woodlands ward of Gravesham Borough. The site currently comprises a single dwelling which is proposed for demolition to make way for the redevelopment.
- 2.2 Goodwood Crescent is characterised by a varied residential townscape rather than a single uniform typology. The street comprises a mix of dwelling types and forms, including detached houses, semi-detached pairs, and bungalows, reflecting a pattern of incremental development over time rather than a single consistent architectural style. This variety is an important part of the site's context, as it demonstrates that the street has historically accommodated a range of built forms and densities without harm to its overall residential character.
- 2.3 The property is not in an area of special significance. It is neither listed nor is it in a Conversation Area.

SECTION 3.0

FIRE STRATEGY FOR THE PROPOSED DEVELOPMENT

- 3.1 The proposal is for 2 x new build dwellings; therefore, the front entrance doors will be new, which will allow access and egress from each dwelling, and has been proposed to be the primary fire escape for each. Secondary fire escapes will be via the rear bi folding doors.
- 3.2 The proposal will incorporate the installation of FD30 doors to all habitable rooms which lead off the hallway to ensure 30 minutes fire protection. The separating walls and between any adjacent properties will have 60 minutes fire protection.

- 3.3 No emergency lighting has been proposed as it is a separate self-contained dwelling.
- 3.4 Protected staircase forms the protected escape route for each property. All doors to be minimum FD30, and all walls and stair to be 30-min fire resistant to allow occupants to escape in event of emergency.
- 3.4 Smoke alarms are to be installed on all ground and first floor hallways and a heat detector and fire blanket in the kitchen to assist in dealing with cooking or oil fuelled accidental fires.
- 3.5 A fire assembly point in the event of evacuation will be at the front of the property on Goodwood Crescent. Suggested fire escapes have been noted on the attached plans F111.
- 3.6 The property is on Goodwood Crescent, which has sufficient access for the fire services to access the property in any event of a fire from the front of the property.

SECTION 4.0

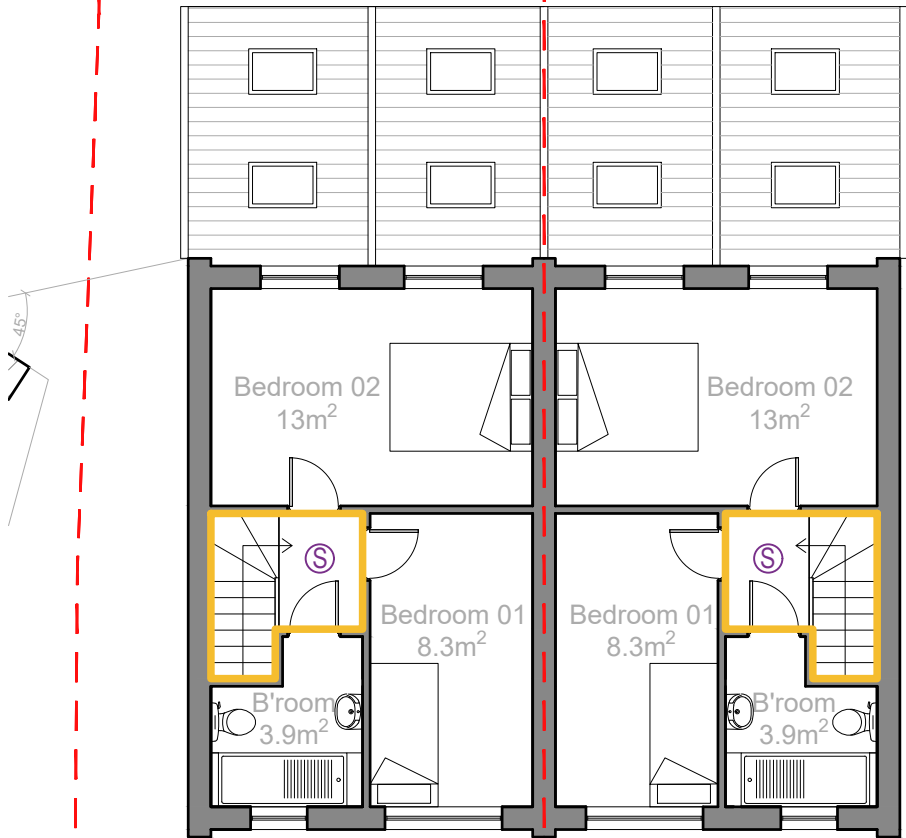
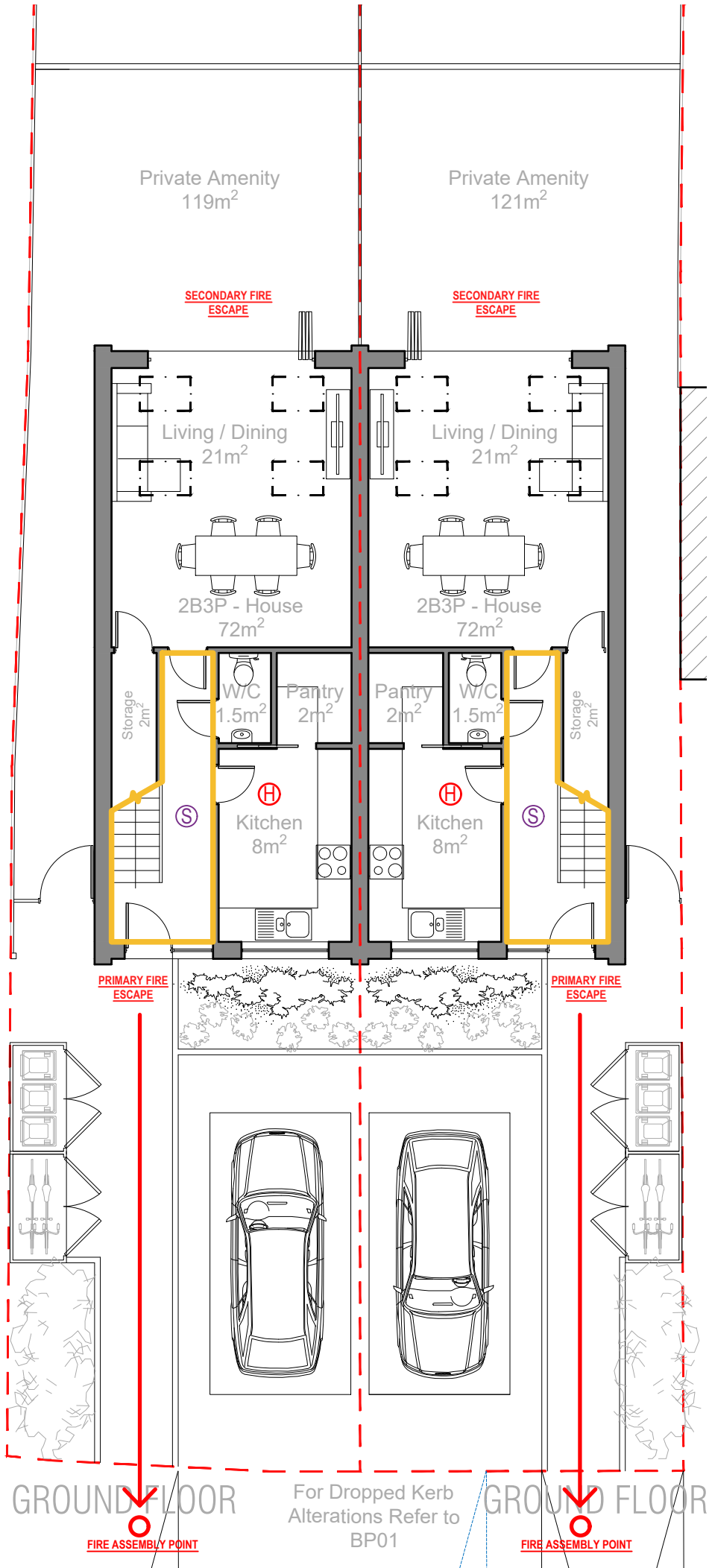
APPENDIX

- 4.1 For the location of smoke alarms and fire points, please refer to the plan below:

F111 - Proposed Fire Strategy Plans

NOT FOR CONSTRUCTION

SUBJECT TO SPECIALIST SURVEYS
No Encroachment of Boundaries by the Eaves,
Foundation or Gutters



FIRST FLOOR

KEYS

- MAINS OPERATED INTERLINKED SMOKE DETECTOR WITH SOUNDER, INSTALLED TO CONFORM WITH BS 5839-6
- FD30 HALF HOUR FIRE RESISTANT FD30 FIREDOOR
- EMERGENCY LIGHTING
- REISO
- REISO
- HEAT SENSOR

22 GOODWOOD CRESCENT

GRAVESEND, KENT, DA12 5EL

SCALE 1:100

Title:

PROPOSED FIRE
SAFETY STRATEGY PLANS

Scale:
1:100 @ A3

Date:
31.07.2026

Drawing No.:
F111

Revision: