

Planning Fire Safety Strategy

for

Unit 1 - 5 Plough Lane

Teddington, London

TW11 9BN

Date 30.04.2021

This application is a minor planning application and therefore Policy D12(B) Does not apply.

Criteria 1. Space provisions

a. Fire Appliances

The proposed residential houses unit 1 – 5 occupy existing plots which front Plough Lane. The lane also serves as access for the rear of properties fronting Teddington High Street and is a surfaced road with reasonable access for a fire tender to reverse or approach in a forward gear to access the properties. The distance from Field Lane to unit 1 Plough Lane is approximately 27m. The narrowest width will be 5.3m.

The lane is a cul-de-sac so vehicle movements are infrequent.

b. Assembly Points

Assembly points for the private houses will need to be on Plough Lane itself. The lane is an infrequently used cul-de-sac so vehicle movements are infrequent and very low speed. The lane provides ample space and a safe route away from any potential fire.

The muster point in Plough Lane will be for both construction stage and residents once the dwellings are in use. The lane provides rights of access for several properties which is maintained at all times.

Criteria 2. Designs incorporate features to reduce the risk to life and serious injury in the event of a fire; including appropriate fire alarm systems and passive/active fire safety measures.

Passive Measures:

The proposed houses will be constructed in traditional masonry with modern fire stopping at roof level to comply with current building regulations. All openings will be fitted with fire resistance cavity closers as required. The first floor of the dwellings will be below 4.5m from ground level which means escape windows from habitable rooms are required. The second bedroom will benefit from a secondary door providing direct access to fire escape window located within bedroom 1.

All structure of the houses will comply with building regulations and provide 30 minutes fire resistance. Any internal steel beams or posts will be painted in intumescent paint and or encased in fire resistant plasterboard to provide the minimum of 30 minutes fire resistance.

Active Measures:

The houses will be fitted by main interlinked smoke detectors located on ground and first floor hallways. Heat detectors will also be installed in kitchen areas.

Criteria 3. Designs are constructed in an appropriate way to minimise the risk of fire spread.

The houses will be constructed using traditional methods. The scale and simple design ensures a short escape route in the case of fire. Hot work on site is not required which reduces fire risk substantially. If 'hot work', such as welding or cutting of steel is required in extenuating circumstances then this must be undertaken by a competent person with all necessary safety measures in place. The contractor is to ensure adequate signage indicates muster points and that fire extinguishers are provided on site at all times.

Criteria 4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

Contractor to ensure clear escape route is maintained at all times during construction. Completed private dwellings will not require an evacuation strategy to be provided. See criteria 2.

Criteria 6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Completed private dwellings will not require any access or firefighting equipment to be provided or integrated into the building. Fire tender will have adequate access to the lane and a 45m fire hose will reach all habitable rooms within the development. The rear façade and roof is accessible via an access path behind the building if necessary.

The proposed dwellings will replace existing buildings and therefore will not impede access to and neighbouring buildings. Improvement in passive and active fire safety measures will improve the safety of neighbouring residents. Fire separation will be improved by way of new construction and fire stopping to the current building regulations. The buildings will be used as private residences rather than occasionally used storage buildings.

Prepared by Union Architecture Ltd

All openings adjacent to the rear site boundary are minimised in area to adhere to current building regulations which limit unprotected areas. Where required, fixed fire proof glazing will be used to provide adequate internal daylighting.

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