

59 FULWELL ROAD TEDDINGTON TW11 0RH

Proposed Single-Storey Rear Extension

PLANNING FIRE SAFETY STRATEGY

As required by the London Plan Guidance – Fire Safety Policy D12(A).

The requirements of the document are set out in italics, the responses are in plain text.

26 April 2021

PROJECT SCOPE

The proposal is for a single-storey rear extension to an existing two-storey plus loft, end-terrace, single-family dwelling house to provide additional ground floor living space. The floor area of the extension is 18.6m² and the site area is 158m². The property has a frontage on to Fulwell Road which is an adopted highway.

Planning Application reference 21/1544 : Application type – Householder Planning Permission

LEVEL OF COMPETENCE OF THE AUTHOR

As required by Section 2.3 of the London Plan Guidance.

Response : This strategy has been prepared by a chartered architect whose name appears on the register of architects maintained by the Architects Registration Board, who is a member of the Royal Institute of British Architects and who has more than 40 years experience post qualification in designing buildings of many types.

Graham Pratt Dip Arch, ARB, RIBA

POLICY CRITERIA FOR LONDON PLAN POLICY D12(A)

As required by Section 3.1.1 of the London Plan Guidance.

CRITERIA 1

“Identify suitably positioned unobstructed outside space for:

a. fire appliances to be positioned on”

Response : The fire and rescue service pumping appliances would be sited on the public highway of Fulwell Road at the frontage of the application property. Access is available at ground level via the existing ground floor from this position to the proposed Rear Extension. The Rear Extension is within 45m of this position as required by Item 13.1 of Section 13 of Requirement B5 of Building Regulations Approved Document B, Volume 1, current edition. Drawing 894-FSS indicates the designated appliance position relative to the proposed Rear Extension.

“b. appropriate for use as an evacuation assembly point”

Response : The front garden of the property is to form the evacuation assembly point as indicated on drawing 894-FSS. This space is available, is within the control of the property owner/occupier and is adequate for the number of occupants – typically 4 with an anticipated maximum of 8.

CRITERIA 2

“Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures”

Response : The proposed Rear Extension comprises a single space in a single-storey building envelope with direct access to the rear garden and any outbreak of fire would be immediately obvious to all occupants. The escape route comprises a clear direct path to the designated assembly point as indicated on drawing 894-FSS via the protected ground floor hallway to the property and then direct to the designated assembly point in the front garden without passing through any room. The building will be designed in compliance with Section 1 of the Building Regulations Approved Document B, Volume 1, current edition.

CRITERIA 3

“Are constructed in an appropriate way to minimise the risk of fire spread”

Response : The proposed Rear Extension will be designed with all elements of structure achieving 30 minute fire resistance in compliance with Section B3 of Approved Document B, Volume 1.

The external finishes will comply with Section B4 of the Building Regulations Approved Document B, Volume 1.

CRITERIA 4

“Provide suitable and convenient means of escape, and associated evacuation strategy for all building users”

Response : The escape route comprises a clear direct path to the designated assembly point as indicated on drawing 894-FSS via the protected ground floor hallway to the property and then direct to the designated assembly point in the front garden without passing through any room. The escape provisions will comply with Section 2 of the Building Regulations Approved Document B, Volume 1.

CRITERIA 5

“Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in”

Response : Not applicable to a Householder planning application as set out in Appendix 1, Planning Applications and Information Requirements for D12(A), Table A1.1.

CRITERIA 6

"Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development"

Response : Access for the emergency services is direct, clear and at ground level. The proposed Rear Extension is single-storey and at ground level and can be accessed from Fulwell Road via the protected ground floor hallway to the property without passing through any room.

There are fire hydrants in the public highway nearby.

The access and facilities for the fire service will comply with Section B5 of Approved Document B, Volume 1,