

PLANNING FIRE SAFETY STRATEGY

MAY 2021

16 CROMWELL ROAD, TEDDINGTON, TW11 9EN

PLANNING APPLICATION REFERENCE: 21/1691/HOT – APPLICATION TYPE: Householder Planning Application

PROJECT DESCRIPTION:

Proposed single storey rear extension to existing four-storey mid-terrace single family dwelling house, after demolition of existing rear conservatory extension.

POLICY CRITERIA FOR LONDON PLAN POLICY D12(A):

1. Identify suitably positioned unobstructed outside space for:

(a) Fire Appliances:

Fire appliances would be sited on the public highway, Cromwell Road at the frontage of the property or the forecourt to Nos 18/16/14/12 accessed from Cromwell Road. Access would be through the existing raised ground floor entrance through to the proposed rear extension which is less than 45m from the fire appliance position (as required by Building Regulations Approved Document Part B (B5: Section 13 – vehicle access, item 13.1).

(b) Evacuation Assembly Point:

The evacuation assembly point is the forecourt to the properties Nos. 18/16/14/12 Cromwell Road with direct access to the public footpath to Cromwell Road.

2. ‘Designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of fire, including appropriate fire alarm systems and passive and active fire safety measures’:

Smoke / Heat detectors to be provided to comply with Building Regulations Approved Document Part B (B1: Section 1 – Fire Detection and Alarm Systems, item 1.8 Extensions and material alterations).

3. ‘Constructed in an appropriate way to minimise the risk of fire spread’:

The proposed rear extension will be designed to meet the requirements of Building Regulations Approved Document B(B3: Section 5 – Internal Fire Spread Dwellinghouses and B4: -External Fire spread).

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

Means of escape from the proposed extension will comply with the requirements of Building Regulations Approved Document B (B1: Section 2 – Means of Escape Dwellinghouses, item 2.1 Escape from the ground storey. The proposed rear extension complies with means of escape into the existing protected stairwell and final exit through the front entrance or with alternative means of escape to the rear garden.

5. 'Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in':

Not applicable to Householder Planning Applications.

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

Access for the fire service is provided to the proposed extension through the existing protected stairwell through the front entrance.

Statement Prepared by:

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