

Planning Fire Safety Strategy Report

Part-single / part-double side and rear house extension
79 Munster Road, Teddington, TW11 9LS
May 2021

This statement is submitted in support of the planning application to erect a new part-single / part-double side and rear extension to 79 Munster Road, Teddington, TW11 9LS, in accordance with Fire Safety Policy D12(A) of The London Plan 2021. It is to be read in conjunction with submitted architectural drawings 02001-P10_18, and has been prepared by Michael Kendrick RIBA, an ARB registered Architect with fifteen years professional experience.

Several life safety features have been incorporated into the proposal, the design of which has been based on the guidance contained with Approved Document Part B Volume 1 of the Building Regulations.

A 30min fire protected enclosure is to be provided around the ground floor entrance area, the stair well and the first floor landing; in the event of a fire, this enclosure will provide safe means of escape from any room in the house to a final exit point at the front door and a place of safety outside. FD30S fire doors will be provided to all doors opening onto the fire protected enclosure in order to maintain the integrity of the 30min fire resistance.

Smoke detectors will be provided within the fire protected enclosure at ground and first floor level, which will be interlinked and mains powered with battery back up to BS 5446-1:2000. A heat detector will also be provided within the kitchen area, which will be mains powered with battery back up to BS 5446-2:2003.

It is proposed that the courtyard garden area to the front of the property be designated for use as an evacuation assembly point if required (the position of the assembly point is indicated on drawing 02001-P18). It is also proposed that fire appliance would be sited on the public road directly in front of the house in the event of a fire, as it would not be possible for the fire appliance to enter the plot as there is insufficient space. A 1m path down the side of the proposed extension would also enable the fire service to access the side and rear of the property on foot.

The construction of the external wall facing the neighbouring property will comprise of either block or timber-framed internal leaf; if timber-framed construction is to be used, the sheathing board to the outside face of the frame will be non-combustible in order to mitigate against a potential fire during construction crossing the boundary over to the adjacent property. The proposed timber cladding to the upper storey of the extension would be treated with a suitable coating to achieve a Class 0 rating for surface spread of flame, whilst the proposed brick walling at lower level would be inherently fire-resisting.

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