

84 Victor Road Teddington

1. Planning Fire Safety Strategy

Application Ref: 21/1387/HOT

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Designer and agent for the application.

Prepared in accordance with London Plan Policy Sections D12 and D5.

The application comprises minor extensions to a small terraced domestic dwelling. Fire safety strategy is to follow requirements set out in Fire Safety Approved Document B (fire safety) 2019 edition Dwellings at scheme design, detailed design and construction stages.

2.1 Existing Property:- Purpose Group 1b

The existing property is a 2 storey terraced house comprising ground floor living accommodation and kitchen, with 3 bedrooms and a bathroom at first floor, accessed by self contained stair and hallway. The roof space is converted for use as storage and is accessed from the first floor front bedroom via a loft ladder. The rear of the property has footpath access to a small garden via a locked communal gate.

2.2 Proposed Alterations:- Purpose Group 1b

It is proposed to extend the ground floor to the rear of the property and add bedroom accommodation to the roof space with the existing stairwell retained and extended. The first floor will be rearranged to include an additional bathroom and create an internal en suite shower room. The additional space on the ground floor will provide an enlarged kitchen dining and living area.

3. D12 1a Access for a Fire Appliance

The property is immediately adjacent to an adopted highway within 45m of the entrance. The Highway exceeds 3.7m width as required under Building Regulations part B5 Table 13.1

See site plan at appendix 1

3. D12 1b. Assembly Point

The property is immediately adjacent to an adopted footpath with provision for safe assembly from the final exit point. The rear of the property is not suitable as a primary point of assembly.

See site plan at appendix 1

3. D12 2. Alarms and Passive Safety

New and replacement doors forming an element of enclosure to the protected means of escape to be FD 30S BS 8214

Grade D LD2 Detection and Alarm BS 5839-6

Smoke Alarms as indicated at appendix 2 (BS EN 14604)

Heat detectors as indicated at appendix 2 (BS 5446-2)

See proposed floor plans at appendix 2

3. D12 3. Risk of Spread of Flame

Internal Spread

Elements of structure:- A simple structural steel frame is proposed to allow the proposed layout modifications to the ground floor and roof space. In accordance with table B4 appendix B, 60mins Fire protection will be provided.

Proposed Roof lights adjacent to the neighbouring boundary will be constructed from non-combustible materials.

External Spread

Proposed External materials are non-combustible. Brick, render, slate, tile. Aluminium glazing system.

Proposed unprotected areas:- See appendix 3

3. D12 4. Means of Escape

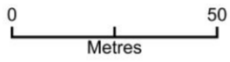
Existing stairs to be retained and extended to new accommodation within an enlarged roof space to form a protected means of escape leading to a final exit at the front door to the dwelling. Enclosing walls, ceilings and staircase soffits to 30 min fire protection (REI 30). All Doors forming an element of the protected shaft will be FD 30S. See proposed floor plans at appendix 2.

3.6 Fire Fighting equipment

There is a water supply at the property. The property will be vacated during construction. There is a water supply in the adjacent adopted highway.

4. D5.

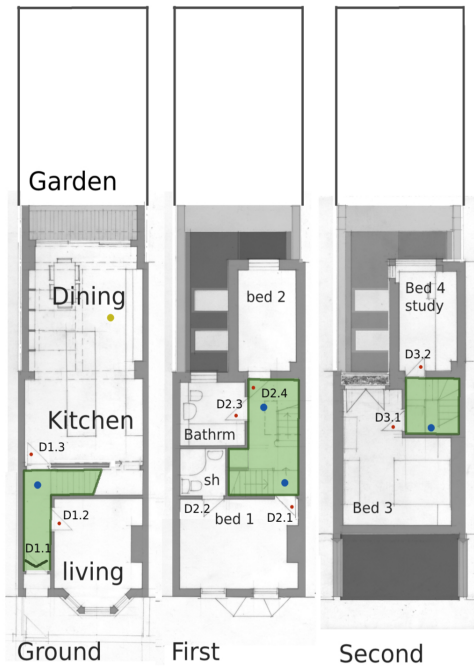
This use category is a single dwelling house 1b with no requirement or provision of an escape lift.



Hardstanding within 45m

Assembly point

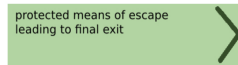
Appendix 1 Access for fire appliance and assembly point



● Heat detection BS 5446-2

● Smoke detection BS EN 14604

● FD 30S fire resisting door.



New and existing walls soffits REI 30 minimum

Appendix 2 Proposed floor plans Showing Protected Means of escape.



Appendix 3 Risk of Spread of Flame
Ref B4 Method 1 table 11.7
Permitted unprotected area :- no limit

