

FIRE SAFETY STRATEGY STATEMENT

14 Trafalgar Road

Twickenham

TW2 5EJ

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Statement Purpose

This Statement is drafted to respond to policy D12(A) of the 2021 London Plan and is intended to accompany the planning application for the creation of a crossover and hardstand with alterations to the front boundary of the house 14 of Trafalgar Road, Twickenham.

The existing house remains unaltered and not effected by the proposal.

Property

The property is a two storeys semi-detached house located in the Trafalgar Road Conservation Area.

Author

Author of this statement is Riccardo Fabrizio, M Arch, RIBA Chartered Architect, for Tholos Architects ltd, agent of the applicant.

The author considers his competence sufficient to address the requirements expressed in the Policy D12(A) for the scale of development proposed.

Addressing the Policy Criteria

To demonstrate compliance with policy D12(A) of the London Plan, the following conditions are presented.

D12.A.1.a - Identify suitably positioned unobstructed outside space for fire appliances.

Fire Brigade can access the property with the appropriate fire appliances via Trafalgar Road which has a kerb to kerb width larger than the minimum 3,7m prescribed in the Building Regulations (Approved Document B Vol.1 table 13.1 (2019 with 2020 amendments edition)).

D12.A.1.b - Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.

The property is a dwellinghouse with 4 bedrooms and a maximum occupancy in normal conditions of up to 8 people.

The escape route from the front of the house to the front gate, in the proposal is an unobstructed linear route of 17.3 m.

Suitable Assembly Points are marked in the following plan.



Assembly Point A is about 107 m away from the proposed front gate and can host 10-12 people.

Assembly Point B is about 156 m away from the proposed front gate and can host 12-14 people.

Volume of fire appliance, way of access and escape route are shown in the annex I of this document: Fire Safety Strategy plan.

D12.A.2 – *[development proposals] 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.*

The proposed development involves alterations to an existing front garden. This is considered a minor proposal and eligible for Reasonable Exception on the ground of it being an open space with direct escape.

D12.A.3 – *[development proposals] are constructed in an appropriate way to minimise the risk of fire spread.*

If the front garden is used to park a private car, this will be in an area at least 9 m away from the building.

According to Building Regulations, the minimum distance of a *relevant boundary* and an external wall made of up to 60% unprotected area is 7.5 m. [Approved Document B Volume 1, requirement B4, table 11.1 (2019 with 2020 amendments edition)]

The distance of potential parking is therefore considered acceptable in terms of minimising the risk of fire spread.

D12.A.4 – *[development proposals] provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*

As demonstrated in annex I of this document: Fire Safety Strategy plan, the areas subject to this proposal provide convenient mean of direct escape in case of evacuation.

D12.A.5 – *[development proposals] develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.*

The proposed development involves the front garden. This space is naturally considered the preferred evacuation route and it is considered a sufficient condition to satisfy this requirement.

D12.A.6 – *[development proposals] provide suitable access and equipment for firefighting which is appropriate for the size and use of the development .*

Annex I: Fire Safety Strategy Plan illustrates access for fire fighters and location of Fire Hydrant access cover.

Pictures

Street view of the property – © Google



Manholes on the pathway



