

**17 Gladstone Avenue  
Twickenham  
TW2 7PS**

**24th May 2021**

## Planning Fire Safety Strategy: Demolition of Garage and Shed to Replace with Garden Office and New Fence to Driveway

This document is in response to the Fire Safety London Plan Policy D12(A) request for a Fire Strategy for all new developments to support the proposals for the demolition of a garage and shed to replace them with Garden Office to the rear of the above property and the taking down the existing fence and replacing it with a new one in its existing position to as shown on the proposed plan.

### **THE PROJECT**

The proposal is to demolish the existing garage and shed and build a garden room to create two offices, utility and a WC enclosure with an area proposed building footprint of 40.10m<sup>2</sup>

The new building is more in keeping with the 1930's style than the current concrete panelled garage. We also propose to take down the insecure fence between the house and the garage and replace it with a new timber fence in it's existing position.

### **CONSTRUCTION**

*Item 10 i) - The building's construction method and products and materials used*

The new building is single storey and will have a concrete base with blockwork cavity walls and render to the three garden facing sides and a brick and blockwork cavity wall to the boundary facing elevation to number 15 to prevent fire breakout to the adjacent garage.

The roof will be constructed of timber ceiling joists with plasterboard finish to the inside and a single ply membrane roof covering

### **MEANS of ESCAPE**

*Item 12 ii) Means of escape for all building users and evacuation strategy*

The garden room is single storey building.

Horizontal evacuation from the garden offices is through the five panelled bi-fold doors opening on to the garden. From the garden the exit to the road is via the driveway as shown in the photograph below



**15 Gladstone Avenue**

**17 Gladstone Avenue**

View of existing garage front elevation and from the driveway. The new building will replace the garage with the grey door to the right

#### **FIRE SAFETY MEASURES**

*Item 14 iii) Passive and active fire safety measures*

The internal dividing wall between the two offices is a glazed bi-fold door to always ensure visibility between the two rooms.

#### **FIRE FIGHTING FACILITIES**

*Item 16 iv) Access and facilities for the fire and rescue service*

The current existing provision is that the fire and rescue service have adequate access down the side of the dwelling. This will be the case for the new development. Additional local firefighting extinguishers will be provided inside the garden room by the owners.

#### **FIRE FIGHTERS ACCESS**

*Item 18 v) Site access for the fire and rescue service*

Currently Fire Fighting Appliances can park on the kerbside outside the dwelling to fight fires within the host property and have existing access to the rear of the dwelling down the driveway. This access will be maintained and used for the new garden room.

#### **SUMMARY**

The project has been designed to be protect both the occupants and the neighbours to reduce the risk of a potential fire. All works will be carried out in accordance with current and relevant regulations, including Building Regulations 2010: Approved Document B.