

PLANNING FIRE SAFETY STATEMENT

3 AND 5 BUSHY PARK ROAD, TEDDINGTON, TW11 9DQ

The Planning Fire Safety Statement relates to the construction of a single storey rear/side infill extension. The properties are located within the **Wick Road Conservation Area** of the London Borough of Richmond upon Thames.

This statement has been prepared on behalf of the applicant by Qarib Nazir, director of architectural design consultancy firm Enliven Solutions Limited, who is familiar with the requirements of Approved Document Part B (ADB) volume 1 and BS9991, which has informed the fire safety aspects of the design proposal.

The proposal will not have a material impact on how the property is accessed and escaped in case of fire. As a dwelling house, the properties are treated as two separate compartments and provide fire separation along the party wall. As the alterations to the properties is so small and will not have a significant impact on/ or change the fire safety plan, it is not considered that a registered fire engineer is not required to provide this information

This statement exhibits how the proposed extension will comply with London Plan Policy D12A. The statement will cover responses to criteria 1, 2, 3, 4, 5 and 6 of the Fire Safety D12A London Plan Guidance for this application.

INTRODUCTION:

The properties fall in **Wick Road Conservation Area**. The front and rear elevation is made of London stock bricks. The properties are considered a good quality dwelling house in a desirable residential area.



(Street view: 3 and 5 Bushy Park Road)

PROPOSAL:

The intention of the proposal is to make a modest intervention to the rear of the properties by means of ground floor extensions to accommodate new kitchen/dining/living spaces. Other elements of the building are to remain as existing.

POLICY CRITERIA:

CRITERIA 1:

Information on space provisions for fire appliances and assembly points:

The proposal will not affect fire appliances access to the site. In case of fire, evacuation assembly point will be on Bushy Park Road, as both fire appliance and assembly points can be within the public highway. The proposal will not change how the site would be evacuated. In case of fire, either during the construction or occupation phases of the development, the evacuation assembly point would be on Bushy Park Road. This assembly point would provide a location for workers or residents to assemble in a safe point away from fire in the property and await fire personnel help.



(Site Plan: 3 and 5 Bushy Park Road)

CRITERIA 2:*Information on passive and active safety measures:*

Existing staircases are half an hour fire protected that features smoke detectors and alarms on all floor levels and provides a separated means of escape from all rooms within the house and remains unaffected by the proposal.

The space extended is a kitchen/dining and living area and will be constructed using FD30 fire door. New proposed kitchen will also be fitted with a main powered heat detector and sounder with battery backup, to ensure safety of occupants by warning them adequately in case of fire. Emergency lighting will also be installed for early warning.

CRITERIA 3:*Construction to minimise the risk of fire spread:*

The construction and alterations would be done with Class 1 rated materials to achieve 30 minutes internal fire resistance whereas 60 minutes external resistance to the fire to comply with Class B-s3, d2(2). Materials and construction will be designed in accordance with Part B Volume 1 2010 209 edition incorporating 2020 amendments – for use in England.

The proposal involves a rear extension build up to a masonry party wall which will continue to provide fire separation between properties sufficient to building regulations.

CRITERIA 4:*Information on means of escape and evacuation strategy.*

The proposal is not affecting the means of escape. All habitable rooms would be accessed from protected stairs / hallway. The hallway would be kept clear of any obstructions all the time. In case of fire, evacuation can be made to Bushy Park Road via main door.

CRITERIA 5:*Develop a robust strategy for evacuation:*

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12(A), criteria 5 is not applicable for this planning application.

CRITERIA 6:*Information on access and equipment for firefighting:*

As a small residential property with development comprising of a small extension, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house.

CONCLUSION:

The proposed rear extension will not obstruct or alter the existing escape routes or access to the property from Bushy Park Road. It will be designed and constructed in accordance with the building regulations. This statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy 12D (A).