

4D PLANNING™

Chartered Town Planners & Architectural Technicians

FIRE REPORT

Property Address: 8-10 High Street, Teddington TW11 8EW

August 2021

1.0 INTRODUCTION

1.1 This Fire Strategy Statement is submitted on behalf of the applicant in respect of a planning application for the conversion of the existing two flats at No. 8A and 10A High Street to 5 flats (4 x 1 bed and 1 x 2 bed) and the insertion of rooflights on the front roof slope and two rear dormers. This Statement is an indicative fire strategy detailing how these main issues can be addressed and should be read in conjunction with other drawings and documents accompanying the planning application. Further details can be conditioned after Fire Brigade consultation.

1.2 This Statement comprises:

- Access for fire appliances and Evacuation assembly point;
- Features which reduce the risk to life and the risk of serious injury in the event of a fire
- Measures that minimise the risk of fire spread.
- Means of escape and an associated evacuation strategy for all building users
- Robust strategy for evacuation which can be periodically updated and published; and,
- Suitable access and equipment for fire-fighting

2.0 ACCESS FOR FIRE APPLIANCES AND EVACUATION ASSEMBLY POINT

2.1 The side and rear of the property on Station Road offers sufficient unobstructed space for fire appliances access. A fire engine could park outside at this location adjacent to the building or on the alleyway to the rear of the building. There is also ample space for a fire engine to park at the front of the building obstructing only one lane of traffic. (see Figure 1 showing the side and rear of building and Figure 2 showing the front).



Figures 1& 2 – Rear & Side of Building and Front of Building.

2.2 On High Street across the road from the main entrance to the building, there is an area where people could wait from a safe distance for the emergency services to arrive. The occupants of the building will be made aware of this upon signing their contract (see Figure 3).



Figure 3 – Meeting Point.

3.0 FEATURES WHICH REDUCE THE RISK TO LIFE AND THE RISK OF SERIOUS INJURY IN THE EVENT OF A FIRE

3.1 Given that an existing building is on this site, the development will be upgraded where necessary to comply with appropriate building regulation standards. Measures will be incorporated into the scheme to reduce the risk to life and serious injury in the event of a fire including the inclusion of smoke alarms and the use of fire-resistance rated walls and floors and features that are designed to compartmentalise the building and to contain a fire.

All fire exits and means of escape will be clearly marked.

4.0 MEASURES THAT MINIMISE THE RISK OF FIRE SPREAD.

4.1 As described above, the building will make use of fire-resistance rated walls and floors and features that are designed to compartmentalise the building and to contain a fire.

Also, it will incorporate safe measures for fire detection, means of warning occupants, means of escape and means of control of a fire to satisfy part B of the Building Regulations.

5.0 MEANS OF ESCAPE AND AN ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS

5.1 The evacuation strategy clearly positioned in the new flats and in the common parts of the residential flats at each level. The means of escape will be clearly sign-posted and will be via the stairwell.

6.0 ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED.

6.1 The evacuation of the building will be periodically reviewed and updated to give a continuous robust strategy to evacuate the building to a place of safety.

A report detailing exit routes, evacuation points etc will be distributed to each occupier of the building and updated when required.

7.0 SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING

7.1 There will be a suitable access and equipment for firefighting incorporated into the scheme in compliance with Building Regulations. Everything is to be discussed and agreed with Building Control to satisfy all the appropriate standards.