

# **FIRE SAFETY STRATEGY**

**62 Bridge Way, Twickenham, TW2 7JJ**

**Application Ref: 21/2813/HOT**

Document prepared by Andrew Downer Technical member of the Chartered Institute of Architectural Technology. 16 Years of technical experience working on residential and commercial developments preparing detailed technical drawing packages compliant with UK building Regulations.

This report has been produced in support of a 'Householders Planning Application' to the above address, where the proposals are to construct a single storey rear and side extension replacing the existing garage, and the erection of a single storey outbuilding to the rear of the site creating a home office and garden room.

The report is to satisfy the criteria of 'The London Plan Policy D12(A)'.

## **1. Fire Vehicle Access.**

The site is fully accessible to fire vehicles via Bridge Way, and can park directly outside the main drive entrance to the property. The dwelling is set back 6m from the edge of the road and the rear outbuilding is within 45m from the road edge. Assembly points for the dwelling and the outbuilding would be situated on the front driveway, as it would be in most domestic dwelling situations. There is no commercial element to this development, it is for private use only. Using the 45m hose rule in App. Doc. B1 Section 5 Paragraph 13.1. and App.Doc. B2 section 15.1 the proposed development is in compliance.  
*(Please see Fire Plan Appendix A)*

## **2. Fire Safety Measures**

The dwelling its self is two storey and is not more than 4.5m in accordance with Approved Document B1 Section 2 paragraph 2.2. All habitable rooms have access to a central corridor leading to a final exit, the open plan area on the ground floor has escape access via doors to the rear elevation. As previously stated, the dwelling will meet with current building regulation standards under App. Doc B1, and will benefit from a mains wired with battery back-up linked fire alarm system, to the ground floor hall and first floor landing. The open plan kitchen, dining and snug lounge will have a mains wired heat detector with battery back-up also linked. At first floor level, each habitable room will have a fire escape window to allow free open egress of 0.45m x 0.45m in compliance with App.Doc B1.

Outbuilding: Single storey with mains linked fire alarms to garden room, office and hall areas all rooms linked to central hall with final exit garden room has secondary exit via bi fold doors.

### **3. Construction Materials and Products**

The existing dwelling is constructed using face brickwork and render to the external walls internal brickwork separating walls with plasterboard and skim coatings. The rooms on the first floor are a mix of brick and timber Ashlar walls with plasterboard and skim finish.

The proposed construction will be:

**Walls:** Main house and outbuilding to be masonry brick and block with render external finish and plasterboard skimmed internally, cavity fully filled with insulation. All providing a Min of 30mins fire resistance no fire doors required under App. Doc. B1 due to not exceeding 4.5m in height as per section 2 paragraph 2.2

**Roofs:** Flat warm roof construction to main dwelling constructed off timber joists with Plasterboard and skim coat finish internally and GRP finish externally.

**Outbuilding:** Trussed pitched cold roof with tiled external finish and plasterboard and skim internal finish, mineral wool over truss chords to achieve U-value required.

**Steel:** All steel and structural supports to receive intumescent coating or 1No layer of fire line board to achieve 30mins fire resistance.

### **4. Means of Escape and Evacuation Strategy**

Means of escape from main dwelling would be via front door accessed off main hallway separating all habitable rooms at both Ground and First floor level. Secondary escape from windows to all habitable rooms at first floor level and alternative escape from kitchen dining area via external bi fold doors.

All in accordance with App. Doc B1 Section 2 paragraph 2.2

Means of escape from outbuilding, the principles would be the same as the main dwelling with the acceptance of upper floor windows as there is no first floor element. Escape will be achieved via main entrance / exit from isolated hallway. Alternative escape can be achieved via patio doors to garden room and or window from home office space.

In the event of a fire in the main house or the outbuilding, evacuation from dwelling will be via front door, escape window or secondary exist door onto existing driveway to assembly point on public footpath min 5m away from dwelling.

Evacuation from rear outbuilding would be via front entrance door, patio doors and or escape windows, through the garden down the side of the main dwelling through the side access gate to the assembly point Min. 5m away from the building on the public footpath.

5. Not applicable to this site due to small scale as outlined in 'Mayor of London, London Plan Guidance, Fire Safety Policy D12(A)' Appendix 1 Table A1.1 under Householder Planning Permission.

**6. Information on Access and equipment for firefighting.**

The access and equipment has been outlined in previous paragraphs, the access for fire fighting vehicles is in accordance with App. Doc. B1 Section 5 allowing a fire fighting appliance to achieve access via 45m hose to the furthest point in both the dwelling and to 15% of the perimeter of the outbuilding as per App. Doc. B2 Table 15.1. Access can be gained via the front entrance door into a hallway where each room is segregated and access separately from the hall / landing.

Fire to the outbuilding can also be fought externally as it is only single storey. All rooms are separated by masonry partitions finished with plaster and skim coat finish providing Min. 30mins fire resistance. Access to the rear garden can be achieved fire an access gate to the left hand side of the main dwelling. Although the outbuilding is low risk due to being non habitable.

The outbuilding would comply with App. Doc. B2, Under B5 section 15. Building less than 2000m<sup>2</sup> and below 11m high. The outbuilding is single storey and not above 11m tall, the 45m firefighting hose can achieve access to more than 15% of the perimeter as outlined in section 15.1. of App. Doc. B2

**Conclusion.**

We feel it has been demonstrated that the proposed development is compliant with parts B1 and B2 of the building regulations in terms of warning, escape and access. We therefore see no reason that the proposal should not be acceptable.