

- Introduction

This strategy (PFSS) covers relevant fire safety matters relating to the proposed outbuilding (garden room) at 35 Tennyson Avenue Twickenham TW1 4QX. This strategy is a standalone document, however, should be read in conjunction with the drawings and documents submitted as part of the householder planning application Ref: 21/3144/HOT. This strategy has been prepared by Arco Projects on behalf of the applicant. This strategy sets out how the proposed scheme will comply with London Plan Policy D12 Part A. In line with the Fire Safety Policy D12(A) Pre-consultation Draft March 2021 Appendix Table A1.1 'Planning Applications and Information Requirements for D12 (A)', this strategy will cover criteria 1, 2, 3, 4 & 6 for a householder planning application. Drawings 008 'PFSS – Fire Appliance Provisions & Assembly Points' & 009 'PFSS – Means of Escape Plan' included within this strategy document will also demonstrate how the proposal complies with 'The London Plan' policies 3.12.3 & 3.12.4.

Existing

The existing garden outbuilding is constructed from a timber framework and wooden panelling for walls & doors. The roof is pitched, with a ridge height of 2650mm, sloping down to rear and front eave heights of 2060mm. The existing outbuilding is 31 sqm total.

Proposed

The application proposes to demolish the existing outdated outbuilding replacing it with a new outbuilding. The new proposed outbuilding will be situated in the same location, at the rear of the garden, utilising the full width of the garden demise. The proposed outbuilding will be 6500mm in width and 4620mm in length, amounting to 30 sqm total (26 sqm of which is internal floor space). The outbuilding will consist of a multifunctional office & gym room for leisure purposes with bi folding access doors on the front elevation, one small WC accessible internally and a storage room accessible externally. The outbuilding will feature a flat roof with slight gradient to allow for sufficient drainage. A fire treated larchwood cladding will be applied to visible external walls, a low maintenance non-combustible panelling will be applied to the hidden elevation wall.

- Criteria 1 - 'Information on space provisions for fire appliances and assembly points'

The existing dwelling has a rear garden with side passage access. Rear gardens of dwellings 33, 35 & 37 Tennyson Avenue can be accessed via the shared side passage. There is also resident permit holder street parking on Tennyson Avenue. There is no resident permit holder parking in front of the shared side passage entrance to the rear garden of the property, the kerbside here features a single yellow line to prevent any parking and always maintain clear access. Fire appliances can be positioned here on Tennyson Avenue with direct access to the rear garden via the side passage. Owners of properties 33 & 37 Tennyson Avenue as well as the applicant at 35 Tennyson Avenue ensure the significant side passage is always kept clear. The evacuation assembly point can either be in the rear garden of the property or alternatively on Tennyson Avenue via the side passage, moving to a safe distance as per the current situation. Access routes and assembly points are the same during construction and post construction phases of the project.

Please see Drawing No. 008 'PFSS – Fire Appliance Provisions & Assembly Points' included within this strategy document for more detail and visual clarification.

- Criteria 2 - 'Information on passive and active safety measures'

The outbuilding (garden room) is not a habitable space, it will only be used for leisure and storage purposes. The internal floor area is less than 30 sqm and the proposed outbuilding is to be constructed substantially of non-combustible materials. The outbuilding will contain no sleeping accommodation. The applicant will pursue Building Regulation approval for all required electrical & plumbing works (Part P, H, F and others where required).

- Criteria 3 - 'Information on appropriate ways to minimise the risk of fire spread'

The external wall build up, the floor build up and the roof build up of the outbuilding will be constructed substantially of non-combustible A1 materials and materials that have limited contribution to fire to prevent surface spread. The external larchwood cladding will be coated with a non-combustible paint with sufficient fire ratings to ensure maximum safety. On the hidden view side elevation, a low-maintenance non-combustible panelling material will be used to ensure further fire safety.

- Criteria 4 - 'Information on means of escape and evacuation strategy'

The dwellings existing means of escape will not be altered in any way by the proposed rear garden outbuilding. The means of escape for the outbuilding will be via the properties rear garden exit gate, through the side passage onto Tennyson Avenue or alternatively through the dwelling itself onto Tennyson Avenue.

Please see Drawing No. 009 'PFSS – Means of Escape Plan' included within this strategy document for more detail and visual clarification.

- Criteria 5 - 'Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in'

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

- Criteria 6 - 'Information on access and equipment for firefighting'

In accordance with Section B5 of Approved Document B (ADB) Part 1 there is existing access from Tennyson Avenue via the side passage, from this access point pump appliances are less than 45m from all points of the proposed outbuilding.

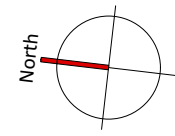
Please see Drawing No. 008 'PFSS – Fire Appliance Provisions & Assembly Points' included within this strategy document for more detail and visual clarification on travel distances.

- Conclusion

To conclude this PFSS the proposal is a basic outbuilding (garden room) located in place of an existing old outbuilding at the rear garden of the property, with a total internal floor area of 26sqm. The proposed outbuilding will not alter or obstruct the existing means of escape from the main dwelling or access to the dwelling from Tennyson Avenue. The outbuilding has been designed to be constructed substantially from non-combustible materials. This strategy (PFSS) document together with the drawings on the following two pages sufficiently explains how fire safety has been considered in the proposal and that it complies with Fire Safety Policy 12D(A) as well as policies 3.12.3 & 3.12.4 of 'The London Plan'.

Drawing Key

Escape Route	
Fire Appliance	
Yellow Parking Line	
Boundary	



General Notes

1. This drawing is for planning purposes only.
2. All dimensions on this drawing are to be checked and verified on site by the contractor before use.
3. Do not scale from this drawing.
4. All dimensions are in MM unless otherwise stated.
5. This drawing is to be read in conjunction with all relevant drawings, specifications and submitted documents.
6. All proposed materials are to be similar in appearance to that of existing unless otherwise stated.
7. This drawing is copyright and must not be reproduced in any form without written consent from Arco Projects.
8. This drawing is NOT a construction drawing.

PFSS Drawing - Page 2

Revision	Drawn	Date
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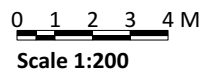
Project
35 Tennyson Avenue TW1 4QX - Outbuilding Project

Drawing
PFSS - Fire Appliance Provisions & Assembly Points

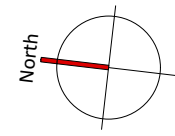
Scale 1:200 **Date** 10/09/21

Dwg No. **Drawn By** MC

008 **Revision** -



Drawing Key	
Escape Route	
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PFSS Drawing - Page 3

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Project
35 Tennyson Avenue TW1 4QX - Outbuilding Project

Drawing
PFSS - Means of Escape Plan

Scale 1:200 **Date** 10/09/21

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009 **Revision** -

