

**FIRE STRATEGY REPORT**

PREPARED BY: Barnes Design  
PROJECT: 25 Percy Road, Hampton, TW12 2HW  
OUR REF: BD 739

**Introduction:**

*This fire strategy report is submitted as part of a Larger Homes Extension application for works to the ground floor at no. 25 Percy Road, Hampton, TW12 2HW*



Fig 1: OS Site Map with 25 Percy Road highlighted. Not to scale.

**Policy:**

London Plan Policy D12 states that all development proposals should be submitted with a fire statement which shows how the proposed plans achieve a high level of fire safety.

The policy is split into 2 sections D12(A) and D12(B); Policy D12(B) outlines the requirements for major developments which are not relevant to this application, therefore this statement will focus on the relevant criteria in D12(A).

**Strategy:**

Appendix 1 (Table A1.1) within Policy D12(A) outlines 5 criteria the proposal should demonstrate compliance on. These criteria and resultant statements are listed below:

1. Identify suitably positioned unobstructed outside space for: a) fire appliances to be positioned on & b) appropriate for use as an evacuation assembly point

a) *Fire appliances will be able to gain access to the property via Percy Road, which is situated just off the A308 Upper Sunbury Road.*

*The road has a single driving lane and has designated permit parking on both sides of the road, providing ample space to park close to the property.*

*The property is less than 90 meters from a fire hydrant, should the local fire brigade need to access it.*

b) *Evacuation from the property would also be out on to Percy Road, which would be listed as the evacuation assembly point in line with CDM guidance.*

2. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

The property will be fitted with a full heat and smoke detection system which will be mains interlinked with battery back up in line with current Building Regulations.

All habitable rooms will be fitted with Fire Doors, which will ensure the stairwell is protected and provides a safe egress route to the evacuation point in case of an emergency.

Any glazing in critical locations, such as within fire doors, will also be fire rated.

3. Are constructed in an appropriate way to minimise the risk of fire spread

In addition to the methods mentioned above, the property will have a wide range of construction methods used which will minimise the risk of fire spread. These are;

- Fireproof plasterboard
- Cavity barriers
- Intumescent strips to fire doors where necessary
- Intumescent coatings to all structural steelwork
- Low energy lightbulbs, which are fire rated or use a fire hood where necessary

All electrical and plumbing work will also be undertaken by qualified professionals who will submit the necessary certificates to Building Control for approval.

4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

As mentioned above, a protected staircase will provide a suitable means of escape from the building, which will be coupled with mechanical fire warning methods.

6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

The front garden will provide suitable access directly into the property, and the nearby fire hydrant will supply water for the fire brigade.

We will also encourage the property owner to keep a suitable fire extinguisher in the property.

**Conclusion:**

*This statement demonstrates that fire safety measures have been considered in the process of designing the submitted proposal.*

*A full compliance check will also be carried out by an approved Building Inspector prior to construction, with regular inspection visits once works are underway to ensure that the highest levels of fire safety are achieved.*