

Fire Safety Strategy

Adelaide House, 16 Park Road, Teddington, London TW11

This Fire Safety Strategy Document is produced to satisfy the requirements of the London Plan Policy D12, as adopted March 2021.

Section A sets out what the development must demonstrate to fulfil Policy D12, which reads as follows:-

'In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. *Identify suitably positioned unobstructed outside space:
 - a) *For fire appliances to be positioned on*
 - b) *Appropriate for use as an evacuation assembly point**
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*
3. *Are constructed in an appropriate way to minimise the risk of fire spread*
4. *Provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
5. *Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
6. *Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.'*

The property does not contain any lifts; therefore the provision of Policy D5 of the London Plan does not apply.

1. **Identify suitably positioned unobstructed outside space:**
 - a) **For fire appliances to be positioned on**

The proposal will not affect the existing fire appliances access to the site. The property is a semi-detached three-storey dwelling situated at 16 Park Road and its junction with Park Lane. Park Lane is a 2-way street with parking on one side. This will allow fire and rescue service pumping appliances to be sited to the side of front of the property (from which there is direct access to the dwelling).

Access routes into and out of the development can be gain directly from Park Lane via the driveway entrance to the side or the footpath entrance to the front.

b) Appropriate for use as an evacuation assembly point

The property benefits from having two large gardens, one to the front and one to the side, which provide suitably sized evacuation assembly point for both the construction and occupation phases of the development. Workers and residents can safely assemble here and await fire personnel help.

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

All the works are to be carried out in line with Fire Safety: Approved Document B in accordance with the Building Regulations. These regulations ensure the development will comply with passive and active fire protection measures.

The existing staircase will act as a protected escape route and therefore the existing doors will be FD30 fire doors. This will allow both the existing and proposed developments to have two means of escape. The property will comply to Fire Safety: Approved Document B1, Section 1: Fire detection and alarm systems by implementing fire detection and alarm systems in all new habitable rooms (1.8) and smoke alarms in circulation spaces with a standby power supply (1.9). The dwelling will ensure that it provides a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.

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

The existing development is constructed from traditional brickwork walls with a clay tile roof. The new extension will use London stock brick and blockwork, aluminium framed glazing, aluminium parapet and a single ply flat roof. All the new materials and construction will be designed in accordance with Part B Volume 1 2010 209 edition incorporating 2020 amendments.

The proposal involves the extension to build up against the existing masonry party wall, which will continue to provide fire separation between the two properties in line with Building regulations.

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

The proposal will provide two means of escape. The existing staircase will be a protected means of escape that leads to the front door, from which occupants can assemble safely in the front garden. The second means of escape is directly from the kitchen/ living space to the rear garden, where a secondary assembly point in the side garden can be reached.

The escape strategy is similar to the existing with amendments to ensure the routes meet Building Regulations. The appended drawings clearly illustrate these means of escape.

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

The development is a single-family home and therefore this does not apply.



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

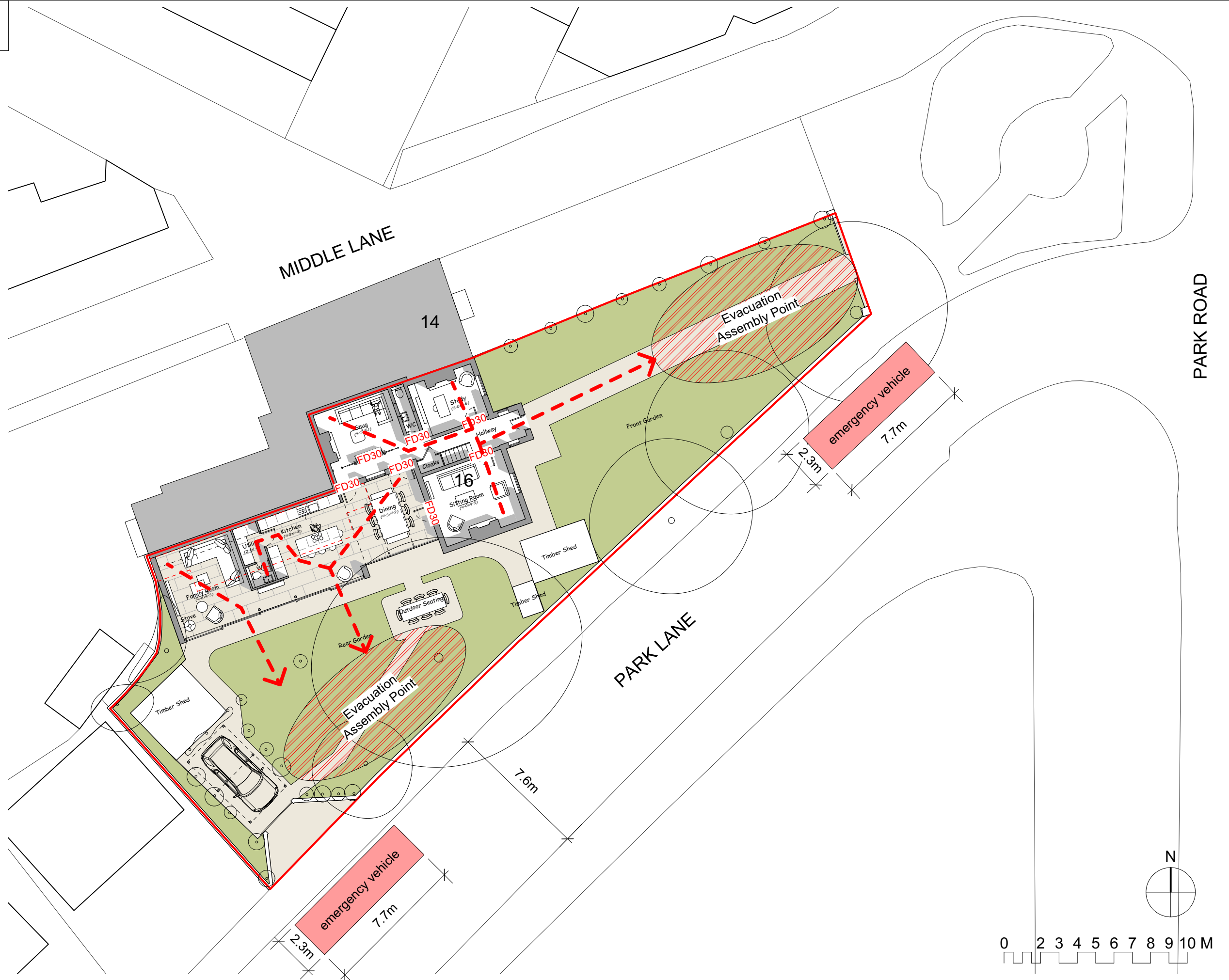
The existing emergency access and equipment can be utilised as it is an appropriate size. The proposed works do not affect any of the existing or neighbouring access and the building provides two points of emergency access (one through the front door and a second through the side doors directly into the kitchen/living space. The existing firefighting water supply will be utilised.

In addition, the applicant has been advised to keep a Home Fire Safety Pack in the residence at all times and ensure all occupants are aware of the location of it. The pack comprises of 2kg Dry Powder fire extinguishers and a British Standard hard case fire blanket.

PLANNING

Key

-  Possible evacuation assembly points
-  Escape route
- FD30** 30min. Fire resisting door



1 Fire Safety Strategy
Scale: 1:200