
Planning Fire Safety Strategy

The proposed works relate to a ground floor side and rear extension to a terrace house at number 14 Radnor Gardens, Twickenham. This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings.

As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

1. The property is a mid-terrace single family house. As such the house access for the fire brigade will be no different than it currently is.
 - a. Due to the scale of the development, there is no designated location for Fire Appliances.
 - b. Regarding appropriate evacuation. There are two locations one to the front of the property, accessible via the front door and one to the rear in the event of a fire. To the rear there is clear escape via a shared pathway accessible through a gate at the end of the garden.
2. The proposed development will need to comply with Building Control regarding Fire Regulations.
 - a. As such new smoke alarms will be positioned throughout the property as required by Fire safety: Approved Document B. This will be checked and signed off by the appointed Building Control Officer.
3. To minimise the risk of the fire spreading throughout the property a fire resistant door (FD30) will be place to separate the open plan rear kitchen, living and dining area from the hallway containing the stairs which form part of the means of escape from the first floor bedrooms.
4. Since the hall is a fire-controlled zone. With FD30 doors or equivalent as per point 3 above. Along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape if a fire was to break out.
5. Due to the scale of the development and the size of the house it is important that the user maintains their fire alarms and it is suggested that they should be tested 1 every month minimum to ensure that the alarm system works.
6. There is suitable access for equipment for firefighting at the front of the property.