

Planning Fire Safety Statement

1) Site Address.

Teddington Library 1st Floor, Waldegrave Road, Teddington, London. TW11 8NY

2) Description Of Proposed Development Including Any Change of Use.

Change of first floor flat from residential use to office space.

3) Name Of Person Completing the Fire Statements (as section 15),

David Edlin - Project Officer with Richmond and Wandsworth Councils Design Services.

4) Relevant Qualifications and Experience.

BSc (Hon) Building Surveyor with over 30 years working on commercial as well as residential properties, dealings with all aspects of the buildings as well as fire escape routes, fire doors, fire compartmentation, etc. Having worked as Principal Designer, Principal Contractor, and Project Manager for over £1M contracts.

5) State What Consultation Has Been Undertaken on Issues Relating to The Fire Safety of The Development.

The objectives of the fire strategy are to initially satisfy the requirements of Draft New London Plan Policy D12 for the planning application. Ultimately, the design will meet the functional requirements of Part B of the Building Regulations 2010. This is concerned with life safety of the occupants and facilitating adequate fire service access. The fire strategy considers single accidental fires of those associated and most likely to occur in an office building. The main principles of the fire strategy are to demonstrate that building occupants can escape into a place of relative safety and evacuate the building to an ultimate place of safety. It also demonstrates that there are reasonable facilities provided to ensure that the fire service can access and commence firefighting operations in the event of a fire incident.

Having consulted various Building Control Officers, Health & Safety Officers, and Planners within Design Services department for this council project informally. We have spoken with the Senior Conservation Officers for this Grade II Listed Building.

- a) Reducing the risk by removing polystyrene ceiling tiles throughout the flat.
- b) We have had discussion about connecting/extending the Fire Alarm to include the new first floor offices along with sounders and sensors.
- c) Planning Conservation minimal change to the structure.
- d) Windows overlooking the library from the escape route.
- e) Improving the fire protection to the escape route. Scraping back the wallpaper to the plaster and applying paragraph intumescent paint.

- f) Protection to understairs (ground to 1st floor) 60min
- g) Upgrading the original doors with intumescent products from Envirograf to be FD30S doors with intumescent strip, higher quality hinges, intumescent pads the hinges and handles and within locks.
- h) Original external front door to the fire escape route.

6) Site Layout Plan (consistent with other planned drawings and information submitted in connection with the application)

7) Building Schedule

Schedule of Works as in main submission.

8) Specific Technical Complexities.

Explain any specific technical complexities in terms of fire safety (example green walls) and/or departures from information in building schedule above.

- a) Upgrading lath and plaster stud walls from 20-minute fire resistance to 30-minute resistance for the protected fire escape route with Envirograf products.
- b) Original Edwardian doors and door frames, that need to have adjustments to improve fire containment. Upgrading the Edwardian door panels with intumescent paint. The need for new fire doors in original doorframes

9) Issues Which Might Affect the Fire Safety of The Development.

Explain how any issues which might affect the fire safety of the development have been addressed.

- a) Upgrading lath and plaster stud walls from resistance for the protected fire escape route with Envirograf products.
- b) Local development documents policies relating to fire safety. Explain how many policies relating to fire safety relevant local development documents have been considered.

10) Fire Service Site Plan.

Explanation of fire service site plan (S) provided in 14. Including what guidance documents have informed the proposed arrangements for the fire service access and facilities?

Fire Risk Assessment Plan, Health and Safety File, Fire Evacuation Plan



11) Emergency Road Vehicle Access.

Specify emergency road vehicle access to the site entrance is included on the site plan.

Emergency road vehicle access is directly from Waldegrave Road to the front with a wide pavement if vehicle needs to park closer. Rear access is through the wooden gates to the left-hand side at the front of the property and would allow small vehicles and firemen to gain access.

12) Where Fire Appliances Are Located Throughout the Property.

Fire Services Site Plan as attached. Fire Alarm Zone Plan.

13) Location Of Water Connection for Firefighting.

At front of building on pedestrian walkway, ref Fire Services Site Plan.

14) Suitability Of Water Supply for The Scale of Development Proposed.

There is no additional area that is being developed than previous, but it is change of use where we would expect a few more individuals to be using this space than previous.

The existing water supply would be as previous and from the same location.

15) Fire Service Site Plan.

As Attached

16) Fire Statement Completed By: -

David Edlin