



FIRE STRATEGY

REV A - JULY 2022

Proposed Residential Development

Land to the rear of 24 Hampton Road, Twickenham

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01 Land to the rear of 24 Hampton Road, Twickenham

INTRODUCTION

1.0 THE PURPOSE OF THIS DOCUMENT

The following Fire Strategy Document has been prepared by gdm architects on behalf of the Park Property Group.

Gdm architects are a RIBA Chartered Practice with 30 years of experience in delivering successful projects throughout the UK in all market sectors.

From our office in Maidstone we can demonstrate a track record of award-winning designs and projects resolved to all stakeholder's satisfaction.

This document has been prepared to accompany the planning application for land to the rear of Hampton Road, Twickenham and has been prepared in accordance with the London Plan Policy D12 for a minor private development.

As this is not a 'major development' a full fire statement has not been supplied.

1.1 PROPOSALS

As per the Design and Access Statement submitted as part of this application the proposal is for 3no. new residential units at land to the rear of 24 Hampton Road, Twickenham. Consisting of 2no. semi detached 2 -storey units and 1no. detached 1-storey mews house.

The site is part of the Twickenham Green Conservation area.

This proposal has been designed and assessed against the criteria set out in the London Plan (2021) Policy D12A.

02 Land to the rear of 24 Hampton Road, Twickenham FIRE STRATEGY

2.0 D12(A) 1a & 1b

Policy D12(A) of the London Plan States:

"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"

The site is located to the rear of 24 Hampton Road, access is restricted by the existing building and existing gate. Hampton road is a two-lane adopted highway and it is proposed that the Fire Appliance parks directly outside number 24, using the private driveway to access the proposed properties on foot. Traffic will be able to continue past the fire appliance in this position.

The evacuation point is proposed to be on Hampton Road in front of the Prince Albert Pub (Bus Stop Prince Albert GA). There is sufficient space on the footway for residents to wait without impeding access to the site by the fire service.

KEY:

Pumping Appliance Location



Assembly Point



Route into site



Evacuation route



2.1 D12(A) 2

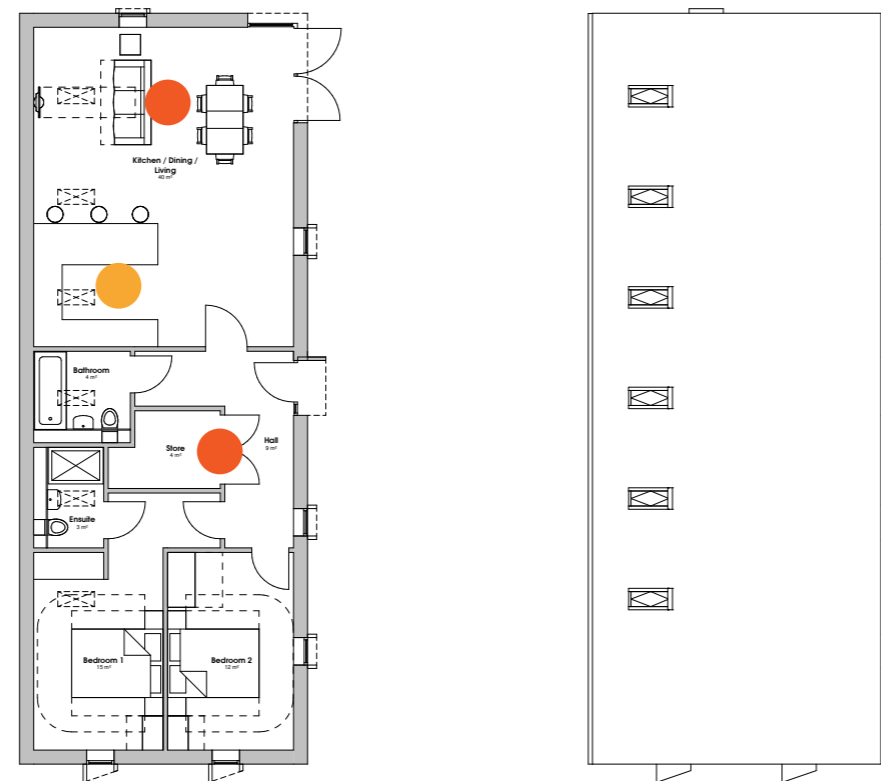
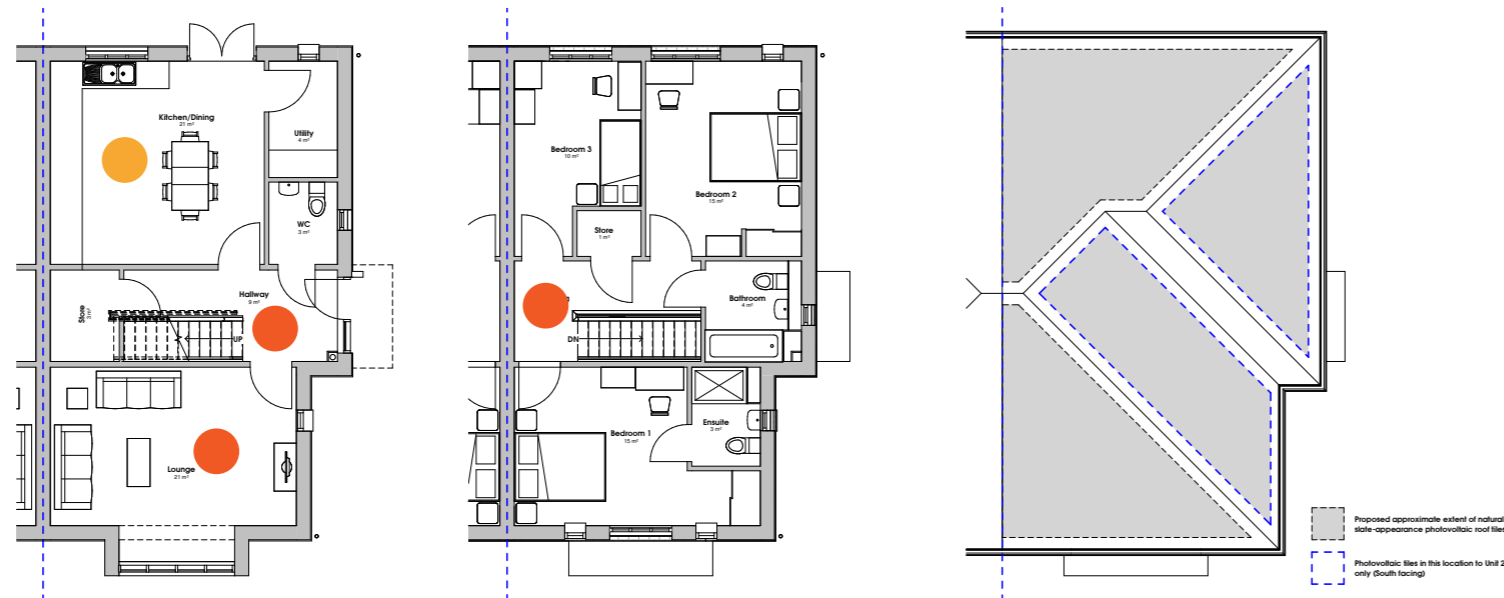
Policy D12(A) of the London Plan States:

"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:

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 proposed houses will be fitted with a smoke and heat alarm system on all floors. Sprinklers will be provided to all units in line with British Standards BS 9521:2014 or BS EN 12845.

Additional smoke/heat detection requirements is to be confirmed by building control in line with Approved Document B of the B (2019 edition incorporating 2020 amendments).



KEY:

Smoke detector



Heat detector



2.2 D12(A) 3

Policy D12(A) of the London Plan States:

"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:

are constructed in an appropriate way to minimise the risk of fire spread."

All external walls and party walls will have a minimum fire rating of 60 minutes. This will ensure the risk of fire spreading between units is reduced.

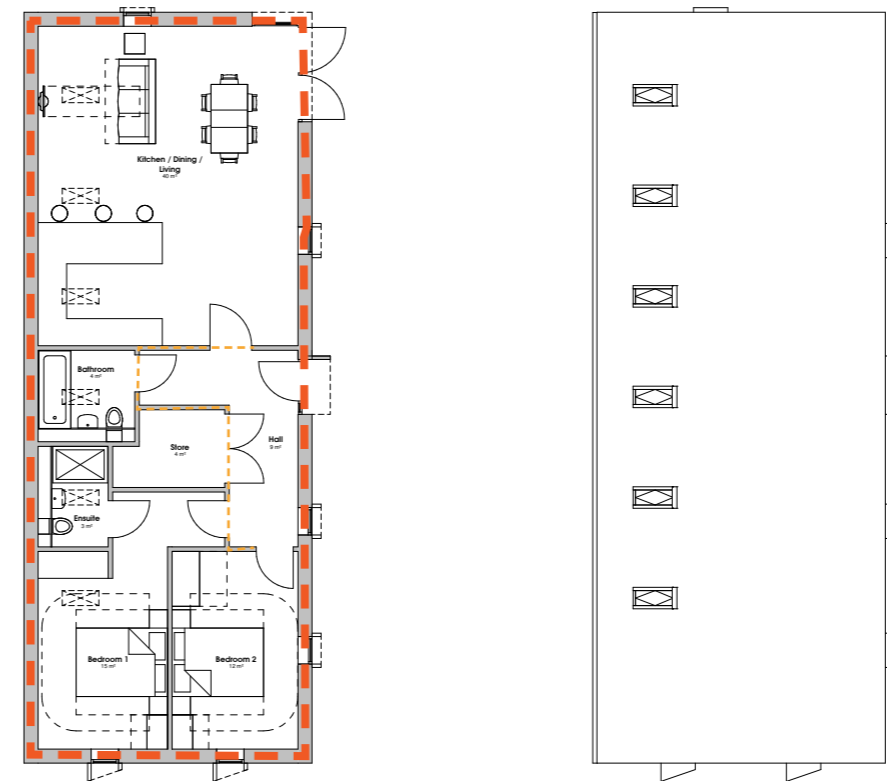
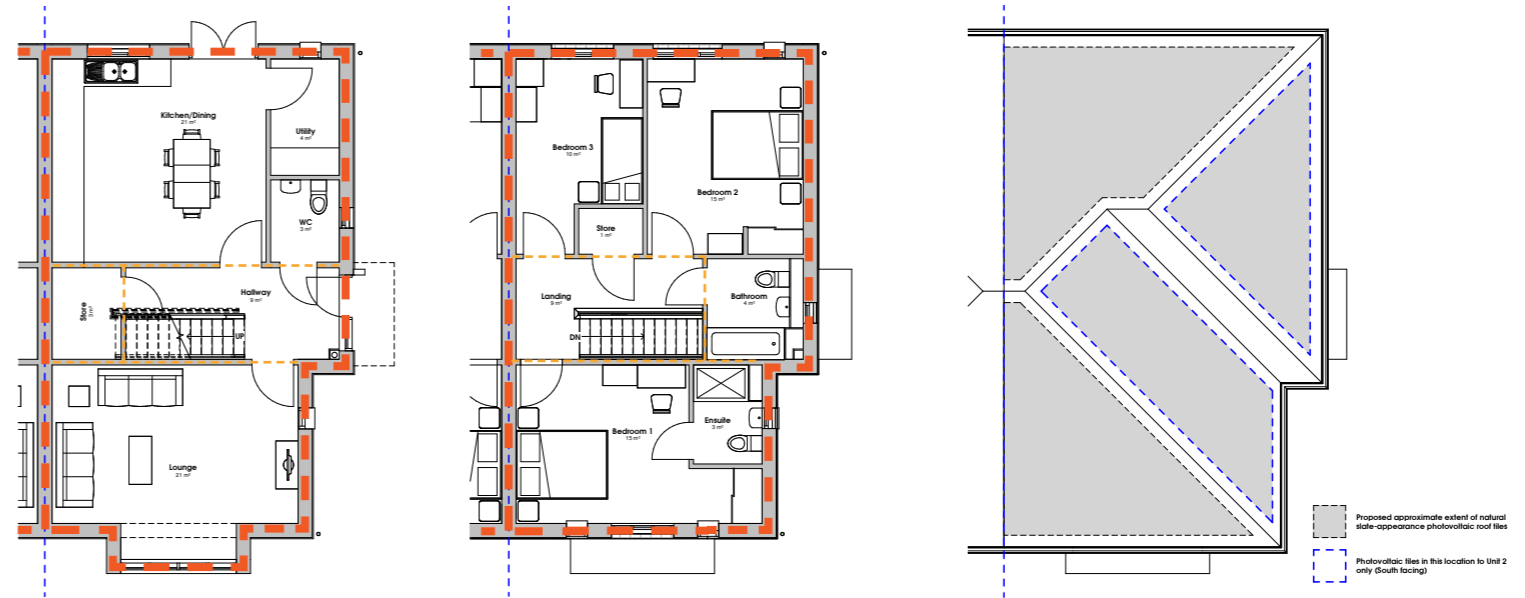
The main stairwell/ entrance hall is to be enclosed with 30-minute fire rated walls. FD30 rated doors are to be installed to all habitable rooms accessed off the main stairwell. All doors would be fitted with fire rated hinges with maximum 3mm gap between the fire door and frame. All doors, frames and seals are to be inspected and installed in accordance with the relevant British Standards and the Approved Documents.

All materials and workmanship is to comply with the relevant British Standards and Building Regulations.

KEY:

60-Minute Fire Protection ■ ■

30-Minute Fire Protection - - -



2.3 D12(A) 4

Policy D12(A) of the London Plan States:

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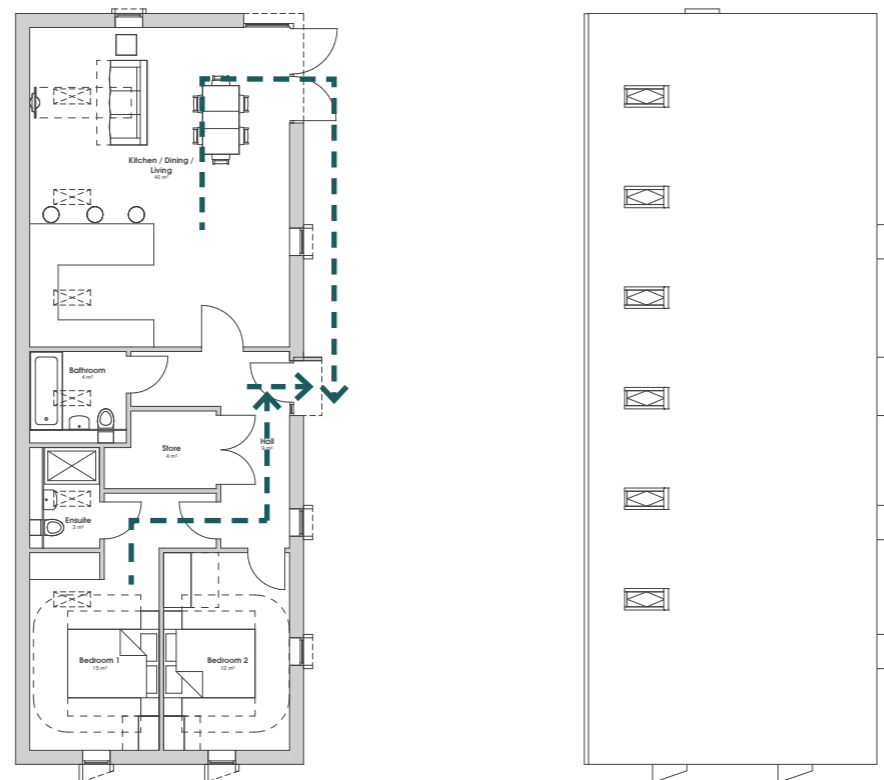
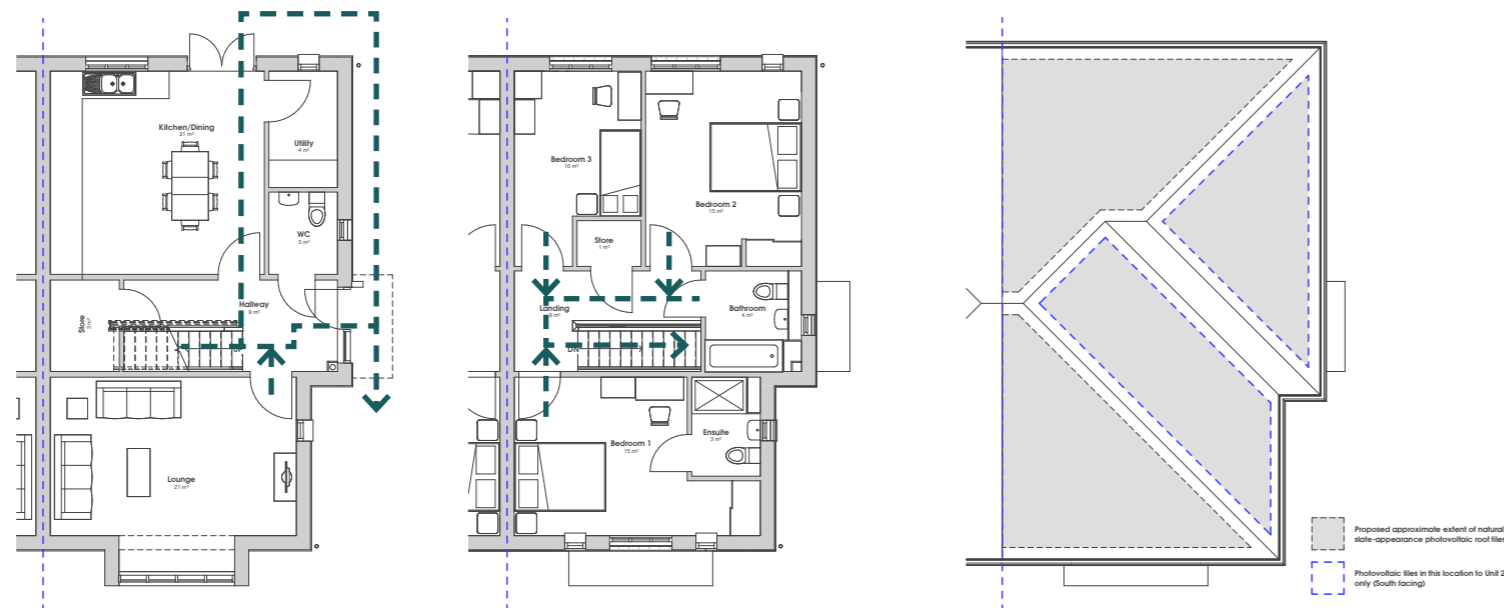
provide suitable and convenient means of escape, and associated evacuation strategy for all building users"

The Type 1 units are 2-storey 3 bedroom dwellings that are served by a single protected staircase leading out to the main exit of the house. Alternative exit from the kitchen/dining area leads out into the rear garden and through a gate to the front of the property.

The Type 2 unit is a single storey 2 bedroom dwelling with the main escape being via the front door. Alternative exit is through the lounge/dining room into the garden and through the garden gate to the front of the property.

All units have suitable egress windows (min 450x450 clear and 0.33sqm area with window sill no more than 1100 AFFL) from all habitable rooms.

To ensure that there is no conflict of Fire Service personnel and building occupants it is proposed for the occupants to gather on Hampton Road, adjacent to the Prince Albert Pub (Bus Stop Prince Albert GA).



KEY:

Escape route(s) 

2.4 D12(A) 5

Policy D12(A) of the London Plan States:

"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:

develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in"

The houses are to be occupied by single families, all of whom are expected to be familiar with the layout and procedure for exiting the building. The fire assembly point will be on Hampton Road, adjacent to the Prince Albert Pub (Bus Stop Prince Albert GA).

Residents will be encouraged to exit the property in the safest manner without trying to fight the fire or collect property, and call the emergency services once in a place of safety and stay out of the property until it is deemed safe by the fire service.

The developer would be advised to ensure that properties are provided with appropriate fire extinguishers and fire blankets and that they are encouraged to learn how to use these.

KEY:

Assembly Point



Evacuation Route



2.5 D12(A) 6

Policy D12(A) of the London Plan States:

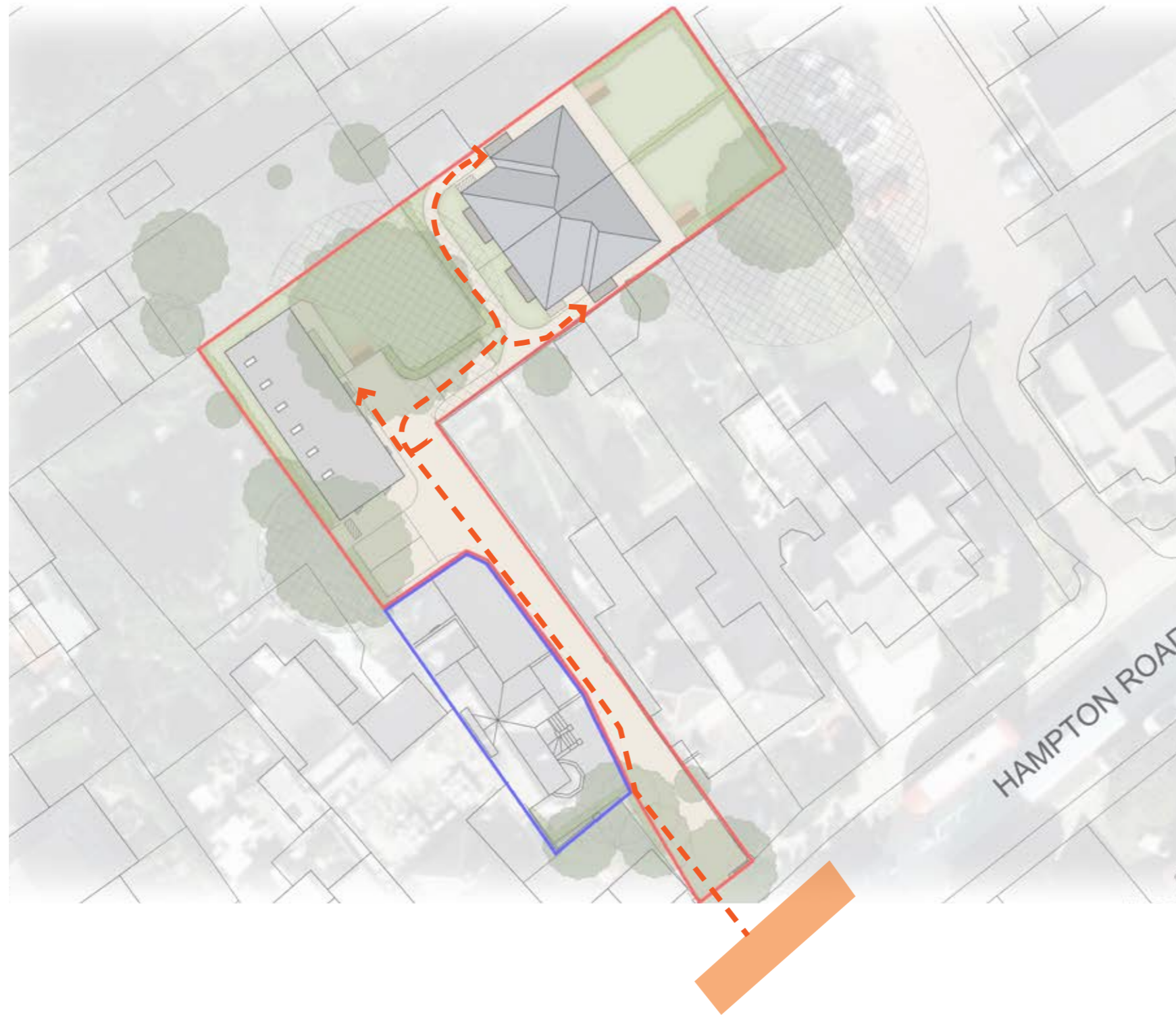
"In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

provide suitable access and equipment for firefighting which is appropriate for the size and use of the development."

The properties will be accessed by the proposed private driveway extension.

In line with BS 9991:2015 guidance all units will be provided with sprinklers to BS 9251:2014 or BS EN 1285.

In line with guidance in BS 9991:2015 the maximum distance between the pumping appliance on Hampton Road and the furthest point in the proposed properties will be 90m.



KEY:

Fire Service Access Route 

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