

PLANNING FIRE SAFETY STRATEGY

108 Teddington Park Road

TW11 8NE

1. INTRODUCTION

The following outlines the basic provision being made for fire safety in connection inter alia with proposed rear extension to the back garden of the lower ground maisonete 108 Teddington Park Road in Teddington TW11 8NE.

The fire safety information provided herein has been developed to inform the overall fire strategy for the development.

All works are subject to approval under the Building Regulations. Reference is made to the information contained in the Fire Safety Policy D12(A) guidance and the 'golden thread' approach expressed therein.

2. FIRE BRIGADE ACCESS

The location of the property adjacent to Woodville Close offers convenient access for fire brigade vehicles.

In the event of a fire, vehicular access from Woodville Close would be the point of entry for the fire brigade. Fire and rescue services pumping appliances can be sited on the hard standing available on the front gardens of the house. These areas fall within the boundary of the property allowing suitable space to remain under the control of the developer and clear of obstruction.

Moreover, the property is accessible from the front through Teddington Park Road in the event of an emergency as an alternative.

Access is therefore compliant with Building Regulation Approved Document B Part 1, Section B5. As the project is domestic and the fire service access to the scheme is fully compliant, there is no requirement to consult the Fire Service.

3. MEANS OF ESCAPE

The means of escape for all building users has been considered and planned from the initial design of the development and meets the requirements set out in Building Regulation Approved Document B Part 1, Section B1. The property benefits from being one single street level, lower ground with large windows with direct access to the street. with open separate escape routes through the front and rear of the property.

The flat offers direct exit escape to the street at ground floor level. All habitable rooms will have direct access to a low sill window with direct access escape to the street.

In the event of a fire, a fire assembly point will be designated on Teddington Park Road on the front, allowing a safe distance from the property in case of fire.

4. HEAT & SMOKE DETECTION

The property will incorporate heat and smoke detection systems that comply with applicable Fire Safety Regulations. In particular, the property will have a fire detection system minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. Smoke alarms are to be mains operated and conform to BS EN 14604 and heat alarms should be mains operated and conform to BS 5446-2.

5. INTERNAL FIRE SPREAD

Internal construction shall be compliant with Building Regulation Approved Document B Part 1 Sections B2 and B3, including protection of loadbearing elements of structure.

The structural building of the extension will be made off with a masonry wall.

6. EXTERNAL FIRE SPREAD

The external envelope of the building should not contribute to undue fire spread from one part of a building to another part. This will be achieved by complying with Building Regulation Approved Document B Part 1 Section B4.

7. LIFTS

No passenger lifts are proposed for the property as part of this application.

8. FIRE SAFETY AT CONSTRUCTION STAGE

Acknowledging the 'golden thread' approach suggested in the London Plan Fire Safety

Policy D12(A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards and the Construction Design & Management

Regulations 2015.

During construction works, a Site Fire Management Plan and Risk Assessment will be implemented, setting out site procedures and active fire safety measures.

9. CONCLUSION

Under the Building Regulations, a building owner is required to provide an adequate level of life safety to the building by providing suitable means of escape, means of warning occupants of a fire, limiting internal fire spread, protecting adjacent property from fire and facilitating fire service operations.

This can be achieved by the adoption of standard guidance as documented within Building Regulation Approved Document B.