

7 Kingston Lane Teddington TW11 9HL - Fire Safety Report (05/01/2023)

Project details:

Address: 7 Kingston Lane Teddington TW11 9HL

Description of proposed works

Proposed front porch to planning application drawings DC/FIS/22/3740/HOT/HOT

The proposed development is to extend the ground floor at the front by 2250mm by 3200mm.

The proposed work will be built in full accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments.

Building Regulations Approved Document B:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937931/ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf.

The property is a terraced house within a residential area in Teddington. There is access to the property from the front via the unobstructed highway Kingston Lane where fire appliances can access the property. The proposed works do not affect this access and highway access will be maintained throughout the build.

The highway to the front of the property is a safe evacuation assembly point in the event of a fire. There is access out to the highway from the front door of the house. The proposed works will not affect this access and highway access will be maintained throughout the build. In addition to access to the front of the property, there is access via the back of the house into the rear garden and through the rear gate to a path along the rear of the gardens in the terrace to the road.

Fire Safety Report based on the latest approved document (Part B - fire safety). However, the fire strategy should be fully discussed, confirmed and approved by the relevant Building Control Body prior to commencement of the works and throughout the construction process.

AD - Part B (Fire Safety)

Fire strategy to follow the guidance in the Approved Document (Part B). Any deviation from Approved Document (Part B) to be approved by the relevant Building Control Body.

The fire strategy to be fully discussed, confirmed and approved with Building Control Body prior to commencement of the works and throughout the construction process.

Fire detection and alarm system minimum requirements

Fire detection and alarm system to be minimum Grade D2 Category LD3 standard.

Smoke alarms to be provided in the circulation areas at all levels and heat detector to be provided within the kitchen area. Plus Carbon Monoxide alarms in the living area. All to be mains powered with standby power supply (such as a battery) and interconnected via hard-wire.

Means of escape in dwelling-houses

Escape from the ground floor: all habitable rooms to have direct access to a protected hall (min REI30) / directly to final exit OR have an emergency escape window or door. Inner rooms to have an escape window or door.

Ceilings to Kitchen and other areas with hot appliances (Utility Room) will have suitably rated Fire Board. To be specified at detailed design stage.

Fire rated double board or intumescent paint around any proposed steel beams and posts. To be specified at detailed design stage.

Escape from the first floor (max of 4.5m above GL): all habitable rooms to have direct access to a protected staircase (min REI30) leading to ground-level final exit OR have an emergency escape window. Inner rooms should have an escape window.

Internal doors to be 30 minute fire rated. To be specified at detailed design stage.

Alternatively:

- Provide sprinkler protection to open-plan areas;
- Separate cooking facilities from the open-plan areas with fire-resisting construction (min REI30).

Existing elements retained

If existing walls, doors, and any glazing forming the protected escape route are retained, compliance to be checked and confirmed on-site by Building Control Body. Upgrading/replacement may be required to achieve compliance.

If existing windows are kept and used as egress windows, compliance to be checked and confirmed on-site by Building Control Body. Replacement may be required to achieve compliance.

Automatic water fire suppression system

If a residential Automatic water fire suppression system is installed, details and specifications from specialist supplier to be submitted to Building Control Body for approval prior to commencement of the works.

Lifts D5(B5) and requirement for fire evacuation lifts.

No lifts are proposed within this small extension and refurbishment project for a three-bedroom single family domestic dwelling.

Conclusion:

The proposed works will be fully Compliant with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments.

The works will be progressed and completed (then occupied) after Inspection and issue of Final Certificate by London Borough of Richmond Upon Thames Building Control or a suitably qualified Licensed Approved Inspector. The Building Control Inspector is obliged to review Fire Safety strategy in due course once the proposal has progressed beyond the Planning Application Stage when either Notice of Works is served, or a Full Plans Application is made relating to the works.

The proposed plans will improve the existing fire strategy within the dwellinghouse by compliance to current Building Control standards.

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