Fire Safety Strategy / Fire Statement for;

Part single, part two-storey side/rear extension at lower ground and ground floor levels

At –

18 Twickenham Road, Teddington TW11 8AG

1. INTRODUCTION

1.1 The proposal is for extensions at lower ground and ground floor levels in the recently de-converted property from 3Nos. self-contained flats to 1No. 4 bed single family dwelling. In response to the London Plan (2021), a Fire statement has been prepared for the proposed development. However, whilst the London Plan Policy D12 (A) mentions that "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", Policy D12 (B) is clear that a Fire Statement is only required for major development as per below:

B All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

1) the building's construction: methods, products and materials used, including manufacturers' details
2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

2. CRITERIA FROM LONDON PLAN POLICY D12 (A)

2.1 Notwithstanding this, the developer is submitting this statement to support the application in line with the LBRuT's Local Validation Checklist (updated April 2021) and Policy D12 (A) of the London Plan. The proposal does not include an evacuation lift, as it is just for one unit; as such, Policy D5 of the London Plan does not apply. The proposal is considered as less complex, given it only extends/enlarges an existing residential use but would be for a single-family use.

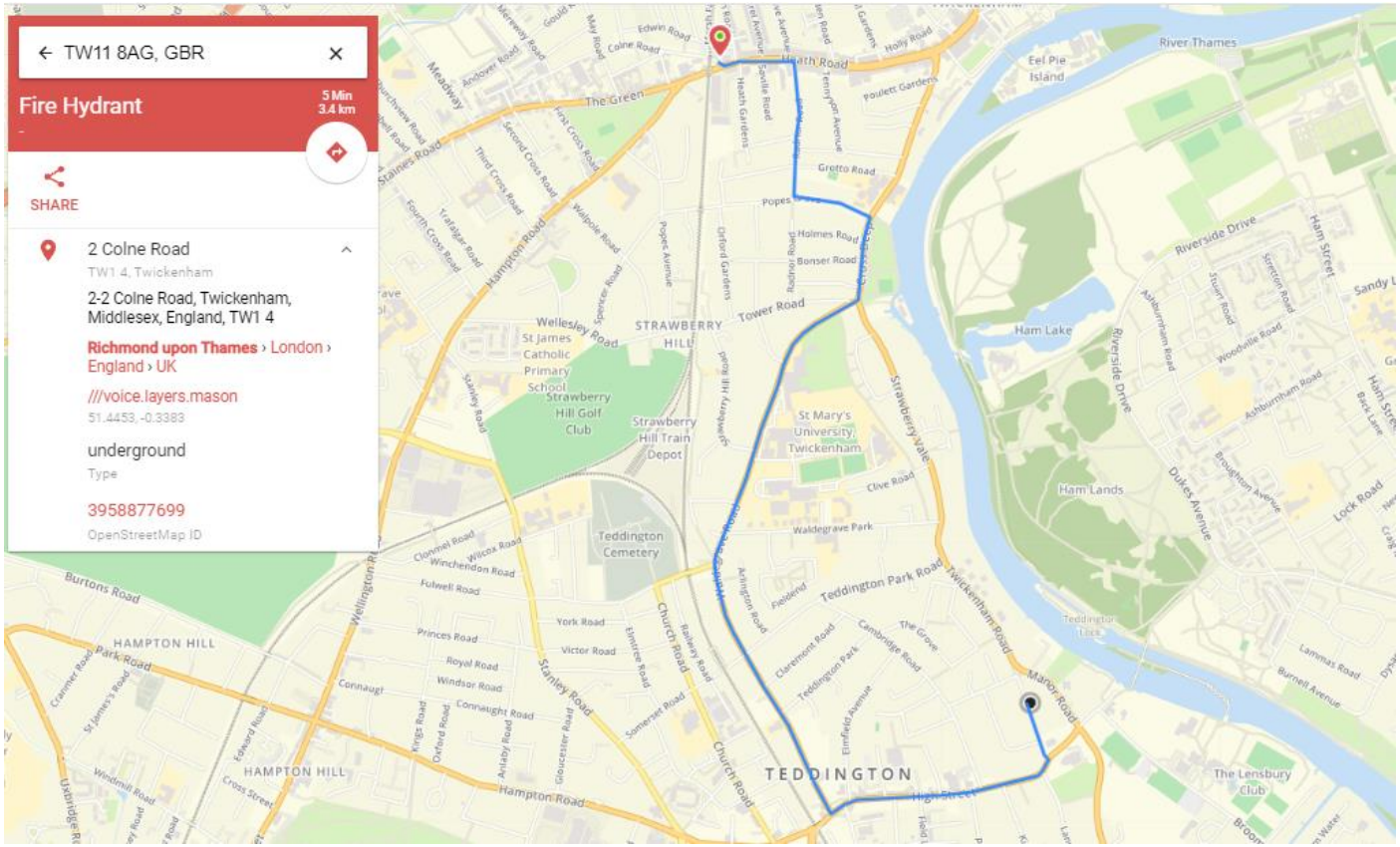
2.1.1 Policy D12 (A) requires such proposals to ensure that they:

i. Identify suitably positioned unobstructed outside space:

a. For fire appliances to be positioned on

b. Appropriate for use as an evacuation assembly point.

2.1.2 The property is Edwardian built, was previously used as 3Nos. self-contained flats and it is located on publicly accessed road. Therefore, fire tenders and appliances can be positioned on the street (Twickenham Road) and/or the public footway. The property is also served by a side driveway to the immediate south of the building towards the rear garden which would offer additional access. This would be different to most other properties on street which do not have additional side access. The nearest fire hydrant is located approx. 3.4km away or a 5 mins drive as on Colne Road TW1, as shown below:



Map 1: Fire Hydrant location

2.1.3 In the event of a fire, residents would exit the property via the main stair and front door to a safe location outside of the building on Twickenham Road. If required, the rear garden could also provide additional external refuge area in the event of a fire, as it is sufficiently of size which can allow residents to evacuate from the building and potentially escape via neighbouring gardens or from the public pavement which is approx. 2.5m wide and located some 4m from the front elevation of the building.

2.2 Proposals should be 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.

2.2.1 The property would be served by interconnected smoke alarms on each floor. A heat/smoke detector would be installed within the kitchen and connected to the main smoke alarms. Additional smoke/heat detection is to be confirmed by Building Control in accordance with the requirements of Fire safety: Approved Document B of The Building Regulations (2010).

2.3 Buildings and structures should be constructed in an appropriate way to minimise the risk of fire spread.

2.3.1 Fire Rated/Resistant Doors (minimum FD30 rated) are to be installed to all habitable rooms off the main stairwell, including the kitchen and basement. All doors would also be fitted with fire rated hinges with maximum 3mm gaps between fire door and frame. All doors, frames and seals are to be specified and installed in accordance with British Standards. All existing and new wiring are to be installed, tested and commissioned by a competent and sufficiently qualified person in accordance with British Standards and approved documents. All materials and workmanship to comply and uphold British Standards (BS8000 series) and in good practice (such as ISO9000 certification).

2.4 Schemes should provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

2.4.1 The building requires further works for its use as a single-family dwelling and once all internal works are completed, it would have three habitable floors and served by a single, main, escape internal staircase leading directly to the street at front ground floor level and to the garden at lower ground level to the rear and sides. This would provide several exits out of the building, with five exits on the lower ground floor and one on the ground floor.

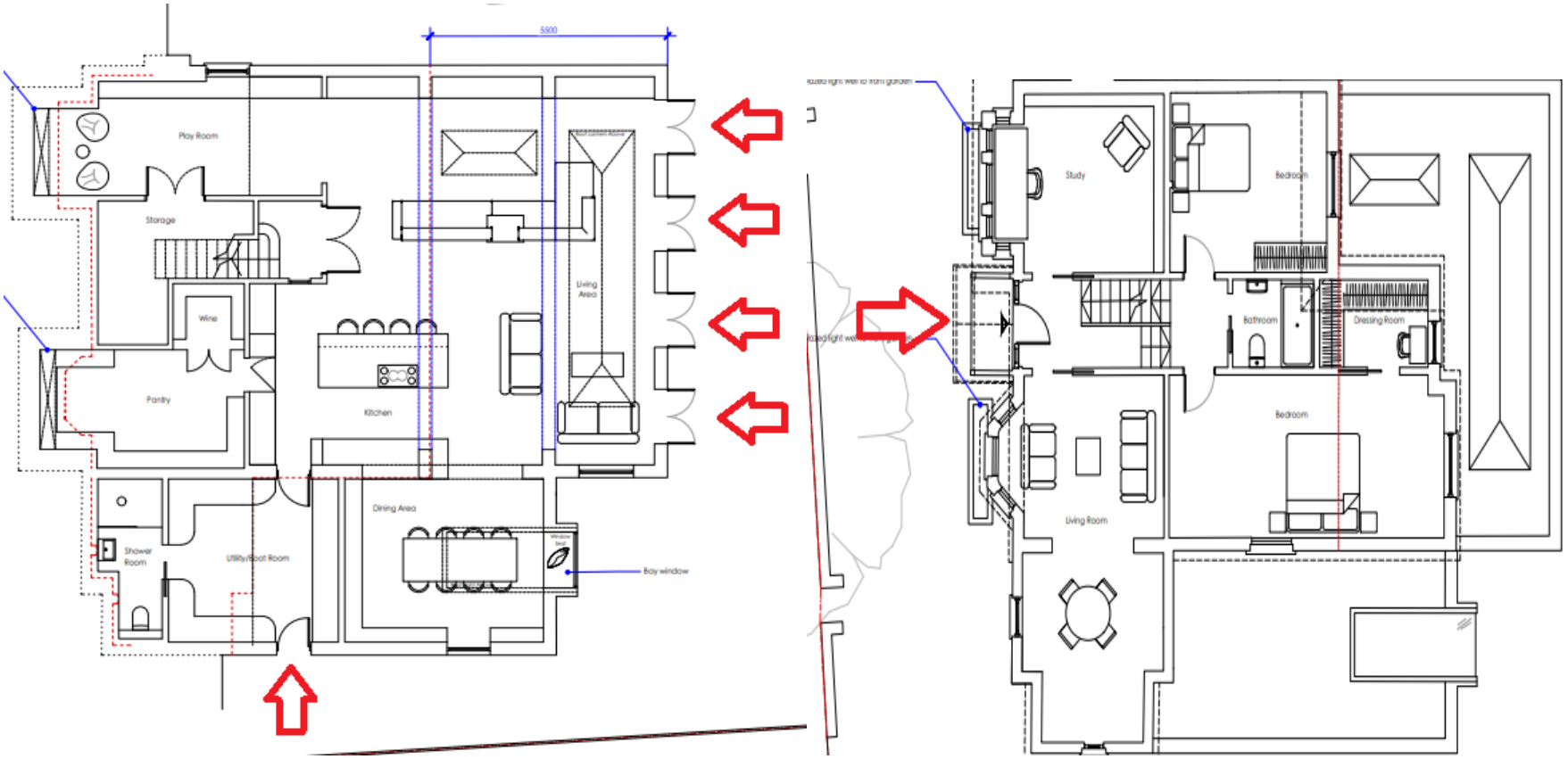


Fig 1: Main exits with external access at lower ground and ground floors

2.4.2 Future occupiers of the dwelling would be advised to ensure that internal hallways and landing spaces are left clear of obstructions to maintain a safe and established fire escape route. There are no windows within the proposal that are specifically identified as escape windows. However, in extreme circumstances, all main habitable rooms at the front (ground floor) and rear (lower ground floor) elevations sash windows could be used to climb out onto a levelled natural ground to a safe refuge area within or outside of the site. Given that the property will be a private residential property, it is up to the homeowners/occupiers of the property to implement the fire escape route and familiarise themselves with such plan, in the event that a fire was to occur. Occupants would be

***encouraged to assess and agree such escape routes with the local fire department prior to occupying the property. Access to fire personnel and the fire tenders would be via the front of the property from Twickenham Road or via the existing (private) side access to the south which is part of the host plot*.**

2.4.3 The nearest Fire Stations to the site are Twickenham Fire Station on 30 South Rd, Twickenham TW2 5NT and Kingston Fire Station on 390 Richmond Road, Kingston upon Thames KT2 5PR with both being within 3km away. Should the emergency services be required, most of the routes from the stations would be via A-roads including the A307, A309 and A313. As the street has lanes going both directions, the emergency services would not need to block the road while they carry out their duties, although residents parking on both sides of the road could be an issue. However, the site has additional private side access.

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

2.5.1 The proposal is for the erection of rear extensions and the recommended evacuation strategy is not only simplified but is fairly limited and easy to follow. Ultimately, it would depend on a logical process of evacuating the property as quickly as possible, without attempting to fight the fire or collect personal belongings, once outside residents would be advised to ring the emergency services and stay out.

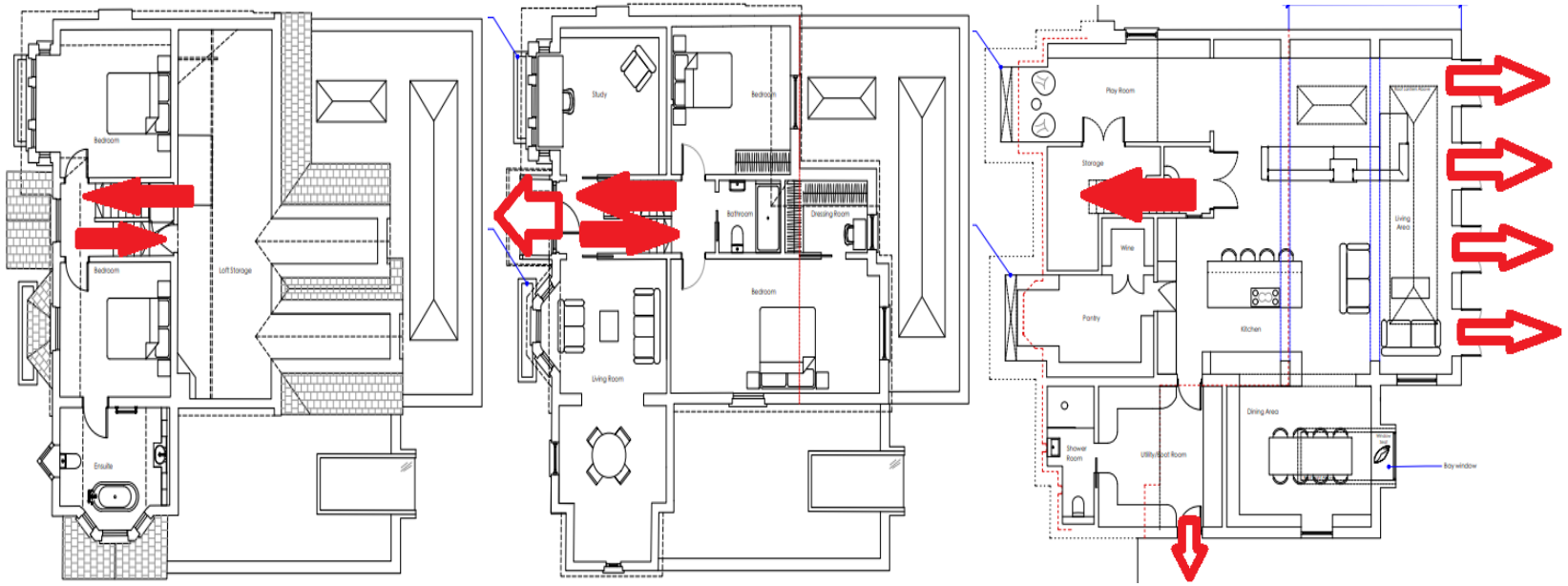
2.5.2 The developer would be advised to provide a stored-pressure fire extinguisher and fire blankets in the kitchen and future occupiers advised to watch online video tutorials (from YouTube) to learn when and where their uses would be appropriate.

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

2.6.1 As per the last point, fire blankets and extinguishers are recommended for the development, in addition to fire alarms. A sprinkler system is not recommended given the reversion to 1No. dwelling and a reduction in occupation level but most significantly, the property can be serviced using standard fire tenders without the need for high rise equipped engines. Access for firefighting would be from the main front door at street level and via the main staircase in the property as previously stated. Alternatively, standard ladders could easily access sash windows at first floor level facing the street at the front. All future residents would have access to the ground and lower

ground floor as compared to the current situation on site where the existing individual flats are self-contained on different levels. As such, the proposal would largely improve fire safety in the building.

2.6.2 The main fire escape route is shown below and as can be seen this is simple and easy to follow via a main staircase and six main exits providing internal access. All exits provide safe, clear and unobstructed front, side or rear garden access where refuge can be sought either on or off site.



London Plan Policy D12(A) Planning Fire Safety Strategy flow diagram