

# PLANNING FIRE SAFETY STRATEGY

SITE: 15 Grove Gardens, Teddington, TW11 8AR  
 DATE: 23 January 2023  
 REF: 718-102-003-A

---

## 1.0 INTRODUCTION

- 1.1 15 Grove Gardens is located within the London Borough of Richmond upon Thames and within The Grove Conservation Area 26. The building is not listed.
- 1.2 The area is predominantly residential in character and appearance. The site is not located in a conservation area or in the setting or curtilage of a listed building.
- 1.3 The proposal includes the replacement of the roof and openings to the existing rear extension. The application also seeks to reconfigure and improve the interior layouts to all levels.

## 2.0 COMPETENCE

- 2.1 Andrew Dobson Architects are a RIBA chartered practice. Over the last thirteen years we have worked on over five hundred residential projects of varying degrees of complexity, layout and design. The practice is very familiar with the fire requirements for a standard domestic property.
- 2.2 On complex or unusual projects the practice would seek the input of a qualified fire consultant. The works at 15 Grove Gardens are not unduly complex and easily within the remit of a qualified and competent architect.
- 2.3 The practice has the competency to prepare the Planning Fire Safety Strategy in this instance because the proposal and building are not unduly complex.

## 3.0 CRITERIA 1: FIRE APPLIANCES AND EVACUATION ASSEMBLY POINT

- 3.1 Planning Policy D12 (criteria 1a) requires that the PFSS identifies areas where fire and rescue service pumping appliances can be sited. Ideally areas should be identified on the development site so that they remain in the control of the development.
- 3.2 The site is provided with vehicle access 15 Grove Gardens as indicated in drawing 718-PI.111-A. It is not feasible for a fire appliance to enter the site. The fire appliance will park on the street, just in front of the property.
- 3.3 The nearest fire hydrant is located at 23 Grove Gardens.
- 3.4 Planning Policy D12 (criteria 1a) also requires that the PFSS identifies suitable access routes into and out of the development, both during construction phase and occupation.

- 3.5 Access to the site for fire operatives would be by entrance on Grove Gardens. The entrance to the building is 6m from the street.
- 3.6 Planning Policy D12 (criteria 1b) requires that the PFSS identifies a suitably sized evacuation assembly point for both the construction and occupation phases of the development. Ideally areas should be identified on the development site so that they remain in the control of the development.
- 3.7 From the front door at 15 Grove Gardens the occupants can gather at the opposite site of the road, at Grove Gardens as an eventual place of safety and assembly.

#### 4.0 CRITERIA 2: PASSIVE AND ACTIVE FIRE SAFETY MEASURES

- 4.1 Planning Policy D12 (criteria 2) requires that the PFSS sets out what passive and active fire safety measures will be incorporated into the development.
- 4.2 Interlinked smoke detectors with battery backup and mains power will be on each landing at each floor.
- 4.3 A heat detector with battery backup and mains power is located in the kitchen at ground floor.
- 4.4 The staircase will be designed to provide at least 30 minutes fire integrity and insulation. Doors onto the staircase will be FR30. This construction will be designed to provide protection to the staircase allowing a design time of 30 minutes to escape.
- 4.5 The fire safety measures for each floor are indicated on drawings 718-PI.111-A, 718-PI.112-A, 718-PI.113-A.

#### 5.0 CRITERIA 3: PASSIVE AND ACTIVE FIRE SAFETY MEASURES

- 5.1 Planning Policy D12 (criteria 3) requires that the PFSS details the construction methods of the development and the measures that will be taken to limit fire safety risks posed to the surrounding area. However, it is recognised that such information may not be readily available at the planning stage.
- 5.2 As per point 4.4 above, the staircase will be designed to provide at least 30 minutes fire integrity and insulation. Doors onto the staircase will be FR30. This construction will be designed to provide protection to the staircase allowing a design time of 30 minutes to escape.
- 5.3 Other construction methods will be provided at construction stage.

#### 6.0 CRITERIA 4: EVACUATION STRATEGY AND MEANS OF ESCAPE

- 6.1 Planning Policy D12 (criteria 4) requires that the PFSS clearly states should evidence the means of escape and any additional measures to achieve the highest standards of fire safety. The proposed means of escape will inform the evacuation strategy.
- 6.2 The building will include a protected staircase from the second floor (loft) to the front door (a final point of exit). The protected staircase will allow occupants to move from habitable rooms and other spaces to the street. Constructed well and it should allow up to thirty minutes for escape.

- 6.3 From the front door at 15 Grove Gardens the occupants can gather at the opposite site of the road, at Grove Gardens as an eventual place of safety and assembly, as said in above point 3.3.
- 6.4 The means of escape for each floor are shown on drawings 718-PI.111-A, 718-PI.112-A, 718-PI.113-A.

#### 7.0 CRITERIA 6: ACCESS AND EQUIPMENT FOR FIREFIGHTING

- 7.1 Planning Policy D12 (criteria 6) requires that the PFSS identifies how emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included into the scheme.
- 7.2 As said above in paragraph 3.0 (criteria 1), the site is provided with vehicle access 15 Grove Gardens as indicated in drawing 718-PI.111-A. It is not feasible for a fire appliance to enter the site. The fire appliance will park on the street.
- 7.3 The nearest fire hydrant is located at 23 Grove Gardens.
- 7.4 Access to the site for fire operatives would be by entrance on Grove Gardens. The entrance to the building is 6m from the street.