

# **FIRE SAFETY STRATEGY – 05/02/23**

*1 Doone Close, Teddington, London, TW11 9AG*

## **Proposed Single Storey Extension to Ground Floor Maisonette.**

*To be read in conjunction with the application drawings and Design & Access Statement.*

### **Introduction:**

The site consists of a Ground Floor Maisonette at the end of a cul-de-sac, which is connected to Blackmores Grove.

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.

### **The Proposal:**

This application is for the erection of a single storey rear extension.

### **The Author:**

The author of this document is the homeowner of the property, which is commensurate with the small scale of the proposal within an existing domestic residence.

## **LONDON PLAN POLICY D12**

### **1) FIRE BRIGADE & EVACUATION ASSEMBLY POINTS**

In the event of a fire, vehicular access from Doone Close via Blackmores Grove would be the point of entry for the fire brigade, and would be where fire and rescue services pumping appliances would be sited. One side of the road on Doone Close is typically kept clear.

The residents on site can assemble in front of the house on Doone Close.

### **2) FIRE SAFETY FEATURES**

Passive measures - the new extension will be built using traditional external cavity brick walls that comply with Building Regulations Approved Document B1. The internal walls and ceiling will be painted plaster, which will comply with the surface spread of flame requirements within Part B1.

Active measures – the new/ extended 'habitable' living room will have its own final exit door out onto the escape pathway. The existing smoke alarm within the central hallway will be regularly checked and maintained. A fire extinguisher is housed within the central hallway space of the property.

### **3) CONSTRUCTION**

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.

### **4) MEANS OF ESCAPE**

#### **Current Means of Escape:**

The current layout consists of two bedrooms, a bathroom, a kitchen and a living space, which are all connected via a central hallway.

Means of escape from all spaces is via this hallway, out of the dedicated side external entrance door and along the external pathway out onto the Close.

Secondary means of escape is through windows to each bedroom and via the rear external patio doors, which discharge onto the property's rear garden connected to the share pathway via a gate within the boundary fence.

#### **Proposed Means of Escape:**

The proposal does not alter the current primary means of escape route. The Secondary route via the rear of the house is maintained via a new external door in the location of the existing gate.

### **5) EVACUATION PLAN**

Clause is deemed to be irrelevant, as a single family will be familiar with the house layout and evacuation routes.

During construction, the contractor will have an emergency plan, following CDM2015 Health & Safety regulations.

### **6) FIRE BRIGADE ACCESS**

The Existing access route to and from the property will be maintained via the side pathway to the side external entrance door or further along via the rear of the property.

### **LONDON PLAN POLICY D5 - LIFTS**

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