

# *N. Turner Designs Ltd.*



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## **FIRE SAFETY STATEMENT**

**Proposal:** Demolition of existing roof, gable ends, garage and attached garage outbuilding. Construction of a double storey side extension with a new hipped roof over, two front facing gables above the bay windows and change of windows and roof tiles all round.

**Site Address:** 27 Elmfield Avenue, Teddington, TW11 8BU

**Reference:** FSS-5992

As required by Policy D12 of the London Plan (2021), below is the outline for the Fire Safety Strategy for the proposed development.

- 1) The property is a detached house over two storeys and so the proposal constitutes a minor development.
- 2) In terms of passive fire protection methods, the property will be:
  - a. Protected with interlinked smoke detectors in all circulation areas at both ground and first floor levels and habitable rooms, together with a heat detector located in the kitchen. Smoke and heat detection will be mains operated with battery backup and interconnected to BS 5836:6:2019, minimum grade D.
  - b. Within the extended part of the dwelling, the proposed first floor construction will achieve a high degree of fire protection. The first floor will be of a timber joist construction with proprietary Rockwool insulation laid between the joists. The underside of the joists will be finished with 12.5mm plasterboard, 3mm skimmed and set and the top side will be 22mm tongue and grooved Caberboard. Above the garage, the first floor construction will be the same as previously mentioned, except the underside will be upgraded to 12.5mm fireboard, 3mm skimmed and set to achieve 30 minutes fire resistance. The internal soil pipe to the garage will

also be protected with fireboard to prevent fire bridging between floor levels.

- c. The internal garage door will be a self-closing 30 minute fire rated door with intumescent strips.
  - d. The above fire protection meets Part B of the Building Regulation standards and will be site inspected and approved by Building Control.
- 3) In terms of active fire protection we will locate an approved 2 litre fire extinguisher and fire blanket in the kitchen as shown on the accompanying plans.
- 4) In terms of means of escape, this will mainly be via the internal staircase and landing areas which will allow occupants to discharge via the front door and congregate on Elmfield Avenue. The assembly point should be no less than 15 metres from the building which is achievable. In addition to the above, all windows meet the egress requirements as set out by Part B of the Building Regulations.
- 5) In terms of external fire spread:
- a. The newly proposed side facing window and door which are considered unprotected areas amount to 2.6m<sup>2</sup> surface area. Building Regulations allow for 12m<sup>2</sup> of unprotected area at a distance 2m away from the relevant boundary. The proposed openings are more than 2.7m away therefore there is no risk of fire bridging between the host dwelling and the neighbouring property.
  - b. It is proposed to lower the chimney and flue on the northern side of the building due to the change of roof design. The chimney has been designed so it meets the clearance criteria to the closest weathered surface and openable windows. Considering the neighbour at number 29 we can confirm that the flue is more than 3.0m away from their closest weathered surface and hence does not pose a fire risk to them. None of the external materials proposed are combustible.
  - c. The proposed new flue to the southern side of the building also meets all the necessary clearance criteria. The risk to number 25 is not considered as this flue is more than 3.0m away from the shared boundary with them.

d. The above fire protection meets Part B of the Building Regulation standards and will be site inspected and approved by Building Control.

6) Lift access is not proposed for this development.

7) Access to the property for fire fighters and their equipment has not been impeded in any way.