

# **FIRE SAFETY STRATEGY – 27/02/23**

*5 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 leading off 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.

### **The Proposal:**

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

### **The Author:**

Homeowner of the property (appropriate to the small scale of the proposed extension to 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. Fire and rescue services pumping appliances can be sited on one side of Doone Close kept clear of vehicles to enable residents' access.

The residents on site can assemble on the pavement in front of the garden of 5 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 extension will have its own exit door opening directly onto the side pathway. Smoke alarms will be placed within the central hallway and also in the new extension, which will be regularly checked and maintained.

### **3) CONSTRUCTION**

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**

#### **Present Means of Escape:**

The present layout consists of two bedrooms, a bathroom, a kitchen and a living space, which all open onto the central hall.

Primary means of escape from all spaces is via the hall through the side external front door and along the external path out through the front garden onto the Close.

Secondary means of escape is via the rear French door into the property's back garden which has open access onto the shared pathway leading to the front garden path into the Close.

#### **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 side door opening onto the shared paved path to the front garden. .

### **5) EVACUATION PLAN**

The present homeowners are familiar with the layout of the small ground floor maisonette and have rehearsed their plan for evacuation, which is to escape through the nearest exit point. (In addition to the two external side doors, there will be patio doors leading onto the lengthy back garden with a low level fence bounding the back garden of No 7 offering an additional meeting point at a distance from the property)

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

- 6) **FIRE BRIGADE ACCESS** Existing access route to and from the property will be maintained via the shared side path to the side external entrance door and the rear of the property.

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

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