

Planning Fire Safety Statement

Park Lane Stables
Park Lane, Teddington
TW11 0HY
March 2023



Street View of Park Lane Stables

The following Planning Fire Safety Statement is to accompany a planning application for a change of use from residential into reception and counselling spaces serving an adjoining stable, and will have 57m² GIA. The statement has been drawn up in accordance with Fire Safety D12(A) London Plan Guidance and, in particular, references both Figure 1: London Plan Policy D12(A) Planning Fire Safety Strategy flow diagram, and, Clause 3: Guidance on Policy Criteria for London Plan Policy D12(A).

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1. (Planning) Fire Safety Information

All fire safety information necessary to London Plan D12 is included within the below submission.

2. Author Qualifications

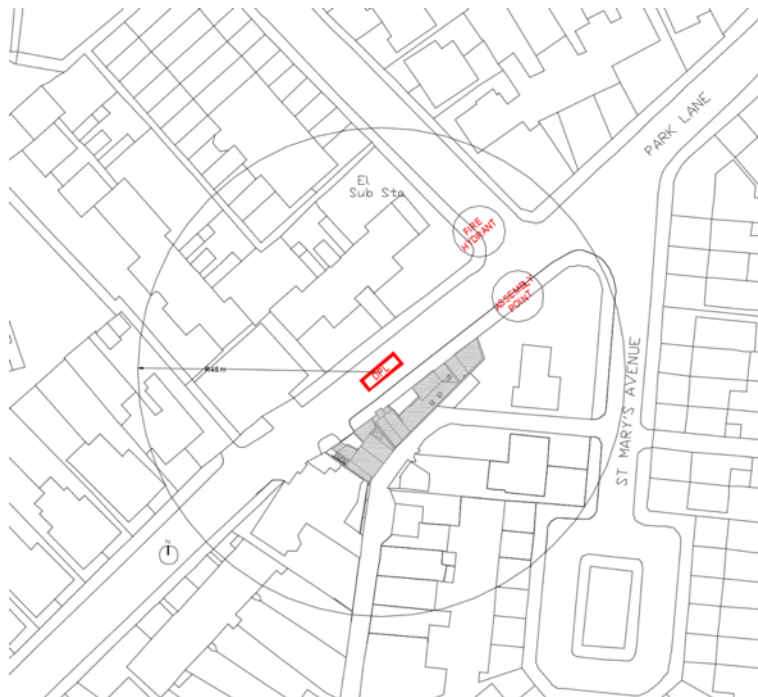
The author is a RIBA Chartered Architectural Practice, Architecture: WK Ltd, and both the Fire Safety design explained herein, and this Planning Fire Safety Statement have been subject to quality assurance at Director level within the practice, to ensure both are apposite, and reflect competencies associated with Chartered Architectural Practice. Accordingly, by virtue of continuing practice compliance with RIBA requirements, notably the requirement for CPD to maintain professional expertise including Fire Safety design capability sufficient to Minor Development at Planning Stage, the author is competent.

3. Policy Criteria

3.1a Suitable location for a Fire Appliance and

3.1b Suitable Location for an Evacuation Assembly Point

and the existing location of the nearest Fire Hydrant are Identified below:



Both Fire Appliance and Assembly Points can be within the public highway close to the stables.

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3.2 Passive and Active Fire Safety Measures (see plans overleaf below)

a/ Minimising Risk to Occupants within the Existing Premises

The proposals will not affect fire risk within the existing stables or the existing 1st floor consultation room and storage areas, to which no material changes are proposed.

The above existing 1st floor storage space and consultation room will be fitted with smoke detectors linked to a visible and audible fire alarm located within the proposed new reception area (see below), to provide early warning in respect of a fire event in either of these less frequently used spaces, effective in respect of both visually and acoustically less able people.

Whilst the stables are not conditioned (insulated internal volumes), the stable stall immediately adjacent to the proposed new ground floor consultation room will be fitted with a fire detector, linked into the new system.

b/ Minimising Risk to Occupants within Areas where a change of use and internal layout changes are proposed.

Proposed new reception and consultation spaces are small scale, have a single access arrangement and include a small internal consultation room with one indirect exit route. The proposed new reception space and the internal room will be fitted with smoke detectors and, as above, a visible and audible fire alarm located within the reception space to ensure risk to occupants are minimized.

All elements of the fire alarm system will be mains powered with battery backup.

A new kitchenette is proposed within the abovementioned reception space and, while this will not feature a hob or oven, a heat detector will be provided linked to the systems visible/ audible alarms.

3.3 Construction to minimise the Risk of Fire Spread

a/ Within the Building

The building falls into four discreet parts;

- I/ the stables, which are located between all other spaces,
- II/ a 1st floor storage area above and accessed through the stables,
- III/ one 1st floor consultation room,
- IV/ a reception room with internal consultation room on ground floor.

No change to constructions between I and II, or between I and III are proposed.

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Construction between I and IV, is between a stable stall and a new consultation room, and will consist of upgrading and infill panelling to an existing brick wall, and will incorporate a new window between stall and consultation space. The window concerned will not be fire rated and, while the stall can be categorised as unconditioned "external" space, and so without fire risk, the use involved is out of the ordinary, and the stall may be expected to be used for feeding horses with hay and /or other feedstock that may be highly flammable. Accordingly to minimize possible fire risk the abovementioned fire detector is proposed within this adjacent stall and it is noted that means of escape from the counselling space is in the opposite direction.

b/ To the Neighbouring property, "Scorpius House" on Park Lane.

No change is proposed to the existing partywall with Scorpius House, which is of masonry construction and provides robust fire separation between properties.

3.4 Means of Escape for all Occupants

No changes are proposed to means of escape to retained areas of the existing building (see I, II, III above).

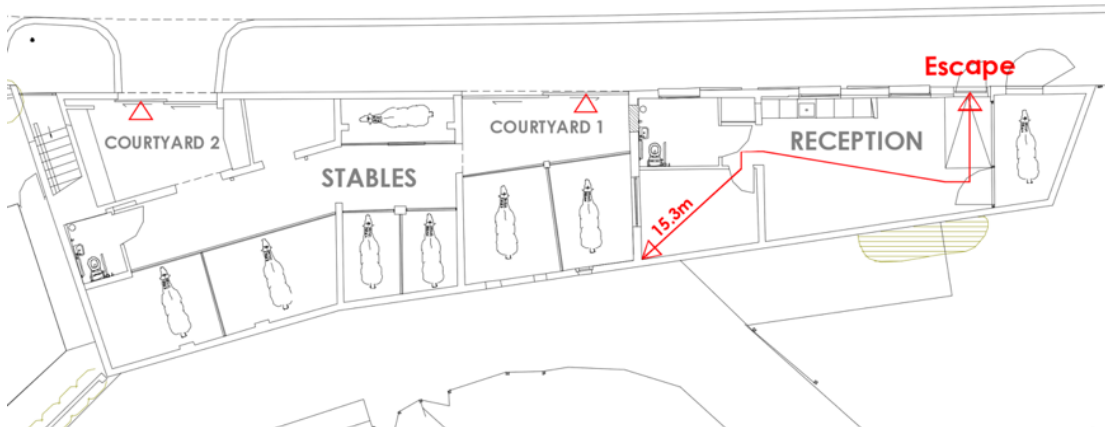
The proposed new ground floor reception room and consultation room will be provided with a DDA compliant internally ramped exit with internal travel distances less than permissible under ADB of the Building Regulations.

3.5 Evacuation Strategy

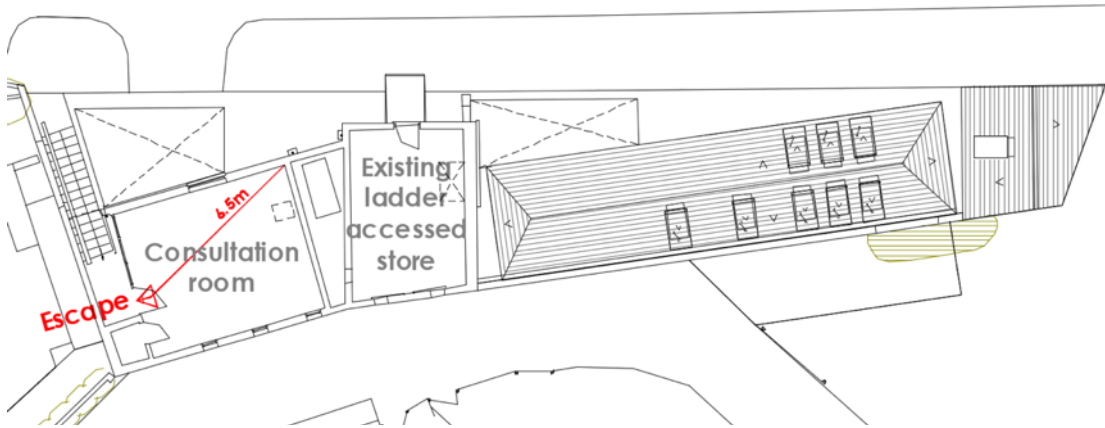
Occupants should evacuate using level or ramped access points as indicated (see plan) below to the front door of the house, but if ambulant, may use either alternative means of escape as outlined where necessary.

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Ground Floor Plan with new Reception Space Proposed



1st Floor Plan as Retained

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3.6 Firefighting Access and Equipment Appropriate for the size and use of development

The nearest Fire Hydrant to the dwelling is c. 35m away as indicated on the above diagram, at the junction of Park Lane and North Lane.

a/ Access for Firefighting Appliances near the Building

As a small building no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the building per Approved Document B5 Section 13 (see Diagram above).

b/ Access into and within the building for firefighting personnel

This can be effected for both search and rescue, and for fighting the fire, via front entrances.

c/ The building is below the scale necessary to merit or require the provision of any internal firefighting facilities

d/ There is no basement to the building

e/ the building is not a flat or part of a block of flats and accordingly the provision of Approved Document B5 Section 13.2, 13.5, 13.6, 14, 15 and 16 do not apply

4. Fire Safety Information Specificity

The above information is specific to the proposals

5. Fire Evacuation Lift Cores

The proposals have no lift core

6. Fire Safety Design codes & standards

The proposals must meet relevant Building Regulations - Part B in respect of Fire Safety, and Regulation 7 in respect of Materials and Workmanship, and the proposals exceed Means of Escape Building Regulations B1 Standards applicable to a ground floor kitchen.