

89 Clarence Road
Teddington
TW11 0BN



STUDIO DOCHERTY
design built for you

April 2023

Fire Safety Statement

This fire safety statement has been prepared in support of the Householder planning application at 89 Clarence Road in response to the criteria set out in the London Plan Policy D12 Part A on Fire Safety.

'The property is one of a pair of well-proportioned semi-detached houses in a residential area, suburban in character, with all houses having front + rear gardens. The property is a two storey semi-detached house built in the 1950's which forms a pair with No.87 both constructed in pebble dash masonry with tile roofs.'

The Proposal

The intention of the proposal is to make a modest intervention to the rear of the property by means of a ground floor rear extension and loft conversion to accommodate a new kitchen, dining, bedroom and living spaces. To demonstrate that this development will achieve the highest standards of fire safety we have designed the proposed development around the framework and criteria set out below.

'In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety'

Criteria 1 – Fire Appliances & Assembly Points

- Designated fire assembly points either out on main street or to rear of property and down side alley

Criteria 2 – Passive & Active Safety

- Mains operated smoke alarms interlinked fitted to all landing areas
- Mains operated heat detector interlinked fitted in Kitchen area
- All fire alarms and heat detectors fitted in-line with British Standard BS 5839-6:2013

Criteria 3 – Construction

- All structural elements will be fire resistant for at least 30 minutes
- All exposed steelwork will fire protected by using 12mm Fire Rated Plasterboard
- All internal wall and ceiling finishes will be Class 1 rated to prevent fire spread

Criteria 4 – Means of Escape

- All first floor Bedrooms are fitted with Egress Windows
- First floor is no higher than 4.5m from external GL

- Windows are to be no higher than 1.1m from FFL
- Minimum opening is at 450mm x 450mm

Criteria 6 – Access & Firefighting

- Dwelling in an urban environment is not in contention and there will be no restriction to access
- Access road is at least 3.7m wide, surface and capable of carrying 12.5 tonnes
- Access to property within 45m of every point of the building or 15% of its perimeter can also be achieved

Fire Safety Author Note

This Fire Safety Statement has been undertaken and written by Mr Lucas Docherty who is an Part II RIBA qualified Architectural Designer with a Ba(Hons) & MArchD in Architecture. Mr Docherty has over 10 years' experience working in the domestic & residential development industry and has a vast working knowledge of the UK Building Regulations with a particular focus on Part B – Fire Safety.