

VALE GARDEN HOUSES

FIRE STRATEGY STATEMENT

ADDRESS: 8 Cambridge Road, Teddington TW11 8DR.

PROPOSAL: Replace existing conservatory with bespoke timber and double-glazed garden room; replacement double door set and change of single door to a window, all to rear elevation [on private family home].

Under the Town and Country Planning Development Management Procedure order 11(3)(c) Local Authorities should only apply requirements in Local Validation Checklists so far as the documents it requests "are reasonable having regard, in particular, to the nature and scale of the proposed development; and are about a matter which it is reasonable to think will be a material consideration in the determination of the application".

As the application is regarding a single dwelling family house the information provided below is proportionate to the scale and nature of the development.

THE LONDON PLAN 2021

Policy D12 Fire safety

A *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 and ensure that they:*

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on

The property is a detached private dwelling within the residential area of Teddington. There is access to the property from the front via the unobstructed highway Cambridge Road where fire appliances can access and serve the property. The proposed works do not affect this access and highway access will be maintained throughout the build.

b) appropriate for use as an evacuation assembly point

Cambridge Road, the highway to the front of the property is a safe evacuation assembly point in the event of a fire. There is access out to the highway from the front door of the house as well as access down the side of the property via a side gate from the rear. The proposed works will not affect this access and highway access will be maintained throughout the build. In addition, there is currently access via the back of the house into the rear garden.

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

To suitably prevent and warn of site fires, the property is already fitted with smoke detectors, which are tested regularly and will bring immediate attention to the presence of smoke within the residence. The audible alarms are a highly effective active safety measure and not only highlight the presence of a fire but force further actions to prevent the spread of the fire and allowing occupants to evacuate safely. Furthermore, there are openable windows throughout the property which ventilate the property and allow escape from ground floor and first floor. The proposed development will not affect these current features.

3) are constructed in an appropriate way to minimise the risk of fire spread

In addition to the measures above, all components will comply with building regulations where appropriate.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

There are a number of routes out of the property; appropriate escape would be to the front of the property to Cambridge Road, or if this is not possible to the rear of the property to the garden, and / or via the side alley to the front of the property. Safe access from the rear of the property is further improved by the addition of a set of double doors in the proposed replacement garden room.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

The application is a householder planning submission and therefore in accordance with 'Fire Safety D12(A) London Plan Guidance' Table A1.1, addressing criteria % is not required.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

As per note 1a there is current access to the site for firefighting equipment from Cambridge Road. The proposals do not alter this access or require alterations and therefore the existing access is deemed appropriate for the size and use of the proposed development.

In summary, the proposed development is for a replacement garden room, double doors, and a change to the single door, both within existing apertures. No additional development is proposed on the property's floor area; therefore, current fire safety measures are appropriate and will not be affected by the development.