

Fire Strategy Document

14 Avenue Gardens TW11 0BH

Royal Borough of Richmond upon Thames

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He provides Building Regulations and Fire Safety advice for clients such as The Cabinet Office, Pizza Express and City Lit.

He has successfully completed similar Planning Fire Strategy Documents in Greater London

1. General comments.

14 Avenue Gardens TW11 0BH is in the Royal Borough of Richmond upon Thames. It is a 2 storey semi detached 1930's property with existing rendered brickwork external walls, timber structural floors, plastered walls and a tiled roof.

The proposal is to provide a single storey rear extension.

The extension will extend 5 metres beyond the existing rear elevation and will be constructed using cavity masonry, timber rafters and a tiled roof. 2 no. Fixed rooflights will be installed to each side of the pitched roof. These have glass thicker than 4mm thick and will have a BROOF (t4) classification.

The building is currently and will remain a single family dwelling.

2. Information on space provisions for fire appliances and assembly points (criteria 1).

Fire Brigade Access is via the front entrance on 14 Avenue Gardens TW14. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1.

Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1. The extension replicates many similar developments in the area including one next door.

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse

3. Information on passive and active safety measures (criteria 2).

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the extension and entrance area and a heat detector provided in the kitchen.

An FD20 door will be provided to the kitchen and will be independently certified (in accordance with BS476 Part 22)

A 30 minute wall will be constructed around the kitchen to maintain the protected escape route.

The means of escape door from the existing kitchen will be removed however the travel distances to the hallway are satisfactory (less than 9m). Additionally there is an escape via the rear doors of the extension to the side passageway and gardens.

4. Information and data on construction products and materials (criteria 3).

Walls to the side elevation of the extension will comprise a cavity masonry wall which provides 60 minutes fire protection. This is in accordance with Approved Document B1. Wall insulation will be mineral wool which is non combustible.

The roof is glazed with 2no rooflights to the pitched roof with glass greater than 4mm so are graded as BROOF(t4) in accordance with table 12.1 of Approved document B1.

Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class) (National Classification).

Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

5. Information on means of escape and evacuation strategy (criteria 4).

Means of escape from the kitchen / dining area is via the entrance hall and the final exit / entrance door.

A secondary escape is available to the passageway at the side of the house via the rear extension doors.

The above is fully compliant with Approved Document B1.

6. Information on access and equipment for firefighting (criteria 6).

Access to the property will be via the front door.

Due to the low height of the premise this is acceptable and there is no requirement to fit hydrants or provide firefighting equipment or shafts etc.

No alternative water supply is required and on street hydrants will be utilised.