

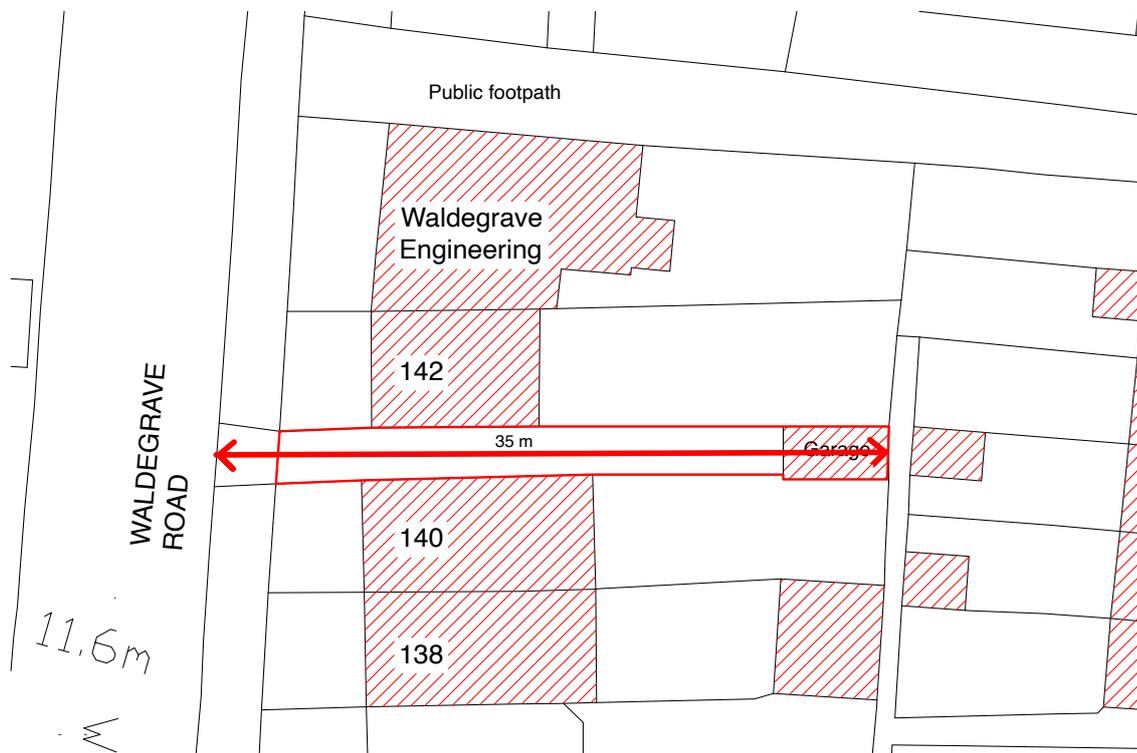
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20 Church Street, TW1 3NJ
12 November 2021

Fire Strategy Statement

Garage to Rear of 140/142 Waldegrave Rd., Teddington
TW11 8NA

**Planning Application for replacement of domestic garage with
building containing basement and mezzanine floors for Class E Use**

1. The application site is an existing detached domestic garage at the rear of the existing houses in Waldegrave Road. It is proposed to reconstruct it as a two storey detached Class E building on the site
2. In accordance with Policy D 12 on Fire Safety the application is considered to be a minor development proposal and therefore it has been made by an assessor, who, whilst not specifically trained in Fire Risk Management, has throughout the course of his career produced fire risk assessments for other projects.
3. The site will be accessed from Waldegrave Road via an existing driveway approximately 2.5 metres wide. The plan below shows the 35 metre distance for fire brigade hoses from the road to a point within the furthest point in the building



4. All floors will be fitted with heat and/or smoke detectors; the system will be serviced annually.
5. The construction of the building will be in materials designed to minimise the risk of fire spread, brick and concrete floors and walls and timber roof with non combustible slate finish..
6. All areas are open plan to the stairway and final exit through the front door.
7. The proposed alteration is therefore in accordance with the D 12 Fire Safety guidance.