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**PROPOSED RESIDENTIAL REDEVELOPMENT AT
GARAGE SITE
SOUTH WORPLE WAY
EAST SHEEN
SW14 8NG**

FIRE SAFETY STRATEGY

FEBRUARY 2023

1) INTRODUCTION

This fire safety strategy has been prepared on behalf of First Regent Securities Limited to support an application for planning permission for the demolition of 15 existing lock up garages and the erection of one 2 bed detached house and a detached building containing four 2 bed flats on land at South Worple Way, East Sheen, London SW14 8NG.

2) THE SITE & SURROUNDING AREA

The site is located on the northern side of South Worple Way, East Sheen. The site is near to the western end of the road, close to the junction of South Worple Way and Sheen Lane.

Presently located on the site is a line of 15 single storey lock up garages with concrete hardstanding between the front of the garages and the carriageway of South Worple Way.

The northern boundary of the site is formed by the Richmond – London railway line.

Adjacent to the site to the east is a recently consented application for 5 no. detached dwellings; ref: 19/3324/FUL.

At the western end of the site there is a two storey building that would appear to be in use as offices. The building has a small parking area located on its eastern side.

Facing the site on the southern side of South Worple Way are two storey terraced houses that would appear to date from the early part of the 20th century. More recent development has taken place in the area, for example, the town houses at the junction of South Worple Way and Howgate Road.

3) POSITION & ACCESS OF EXTERNAL FIRE APPLIANCES

The closest fire station, Richmond Fire Station is located 1.9km from the site.

The fire appliances can approach the site via Howgate Road and South Worple Way. The width of Worple Way immediately adjacent to the site is 4.2m which is more than the minimum requirement as stated in the Building Regulations.

A new vehicular and pedestrian entrance to the proposed houses will provide direct access for fire brigade operatives.

The dwellings are two storey and each have openable windows and doors on ground and first floors.

From the fire tender stopping point, the travel distance to all points within the proposed properties is under 45m, as required by the Building Regulations.

Please refer to drawing 1332/06 – Fire Safety Plan.

4) EVACUATION ASSEMBLY POINT

In the event of a fire, the evacuation assembly point will be opposite the site in South Worples Way.

5) FIRE SAFETY FEATURES

Fire detection and fire alarm systems are to be installed to category LD1, the highest level of protection of all occupants who might occupy the dwelling over the lifetime of the fire detection and fire alarm system.

They will be installed throughout the premises, incorporating 3 detectors in all circulation and communal areas that form part of the escape routes from the premises, such as hallway, living rooms, kitchens, bedrooms, airing / meter cupboards.

In addition, the communal areas will be fitted with emergency lighting which will operate in the event of the fire detection system operating.

Rooms or areas without such detection/alarm systems are those with negligible sources of ignition, such as toilets, bathrooms and shower rooms etc.

6) CONSTRUCTION METHODS

As the development will likely be procured through a Design & Build process, the actual construction method may vary. However, it is likely to be a traditional cavity wall with external brick wall envelope, with plasterboard internal lining. Glazing will be aluminium/timber composite or UPVC, double glazed. The roof will be a trussed 'warm' pitched roof with fibre cement slate tiles, with insulation and plasterboard lining.

All surface linings of walls and ceilings will meet classification C-s3, d2, as per Approved Document B, Volume 1. All separating walls (party walls) will be 'compartment walls', whilst cavity barriers will be provided at the edges of cavities, around openings, and at the junction between external / internal cavity walls. The cavity barriers are to have 30 minutes integrity (E 30) and 15 minutes insulation (I 15). Any openings in the cavity barriers are to be minimum E 30 rating, as per Approved Document B, Volume 1.

Compartmentation will be provided between the dwellings, to achieve a minimum of REI 30, as per Approved Document B, Volume 1.

Cooking facilities will be electric and heating will be via electric boilers and panel heaters.

7) FIRE SAFETY MANAGEMENT & INFORMATION

A responsible person will be appointed by the Registered Provider applicant for the information management of fire safety. They will have access and maintain all information to enable them to:

- Understand and implement the fire safety strategy of the buildings.
- Maintain any fire safety systems provided in the buildings.

- Carry out an effective fire risk assessment of the buildings.

Fire safety information will be provided at the completion of the development and at first occupation.

It will incorporate:

- Location of fire protection measures.
- An as-built plans of the buildings showing all of the following:
 - Escape routes.
 - Location of fire-separating elements (including cavity barriers in walk-in spaces).
 - Fire doorsets, fire doorsets fitted with a self-closing device and other doors equipped with relevant hardware.
 - Locations of fire and/or smoke detector heads, detection/alarm control boxes, alarm sounders, fire safety signage, fire extinguishers.
- Details will be provided of all of the following:
 - Specifications of fire safety equipment provided, including routine maintenance schedules.
 - Any assumptions regarding the management of the buildings in the design of the fire safety arrangements.

End