

FIRE SAFETY STRATEGY

108 NELSON ROAD, TWICKENHAM, TW2 7AY

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in Policy D12(A)(1-6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A).

The report has also been prepared with regard to current London Pre-Consultation Draft Guidance in relation to Fire Safety.

1. Suitably positioned outside space for (a) Fire Appliances and (b) evacuation assembly point.

No alterations to access/egress are being introduced as part of the development and the layout and design of the site will continue to operate in exactly the same way as it does currently including the suitability of access for fire appliances and the evacuation strategy.

2. Features reducing risk to life and serious injury

Fire detection and alarm system to a minimum Grade D2 Category LD3 standard.

A mains-operated hardwired and interlinked smoke detector system to be installed within the circulation space at all levels and a heat detector in the kitchen area.

Escape from the ground floor, the first floor and the loft to be via a protected staircase leading to a final exit. Inner rooms (at ground floor and first floor only) to be served by at least an escape window or door leading to an external safe space. No inner rooms allowed at loft level.

Protected staircase to be enclosed within a minimum 30 minutes fire rated construction (walls, doors, any glazing and underside of staircase where needed).

3. Constructed to minimise risk of fire spread

To avoid the risk of fire spread from one building to another:

- The external surfaces (ie outermost external material of external walls will be class B-s3. d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary).
- Vertical parts of a pitched roof, such as dormer will be treated as a wall rather than a roof if the slope of the roof exceeds 70 degrees.

4. Suitable and convenient means of escape and evacuation strategy

Given the minor nature of the proposals to this existing residential dwelling and that it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe. access and egress from the property in the event of fire can be easily attained through the primary entrance and exits from the property. As can be seen on the proposed floor plans submitted with the Application.

5. Access and equipment for firefighting

The proposed development is for minor works to a residential dwelling and will retain the existing access/egress to the site, and the site has access to mains water, both of which are sufficient for the size and use of the proposed development.