

PLANNING, FIRE SAFETY STATEMENT

10 Albert Road, Teddington TW11 0BD

Client: Mr & Mrs Easton

May, 2024

1.0 BACKGROUND

- 1.0 This planning fire safety strategy has been prepared to meet the requirements of London Plan Guidance Pre-consultation Draft 2021 – Fire Safety Policy D12(A).
- 1.1 The application type is – Householders Planning Application

2.0 BACKGROUND

- 2.1 The Property comprises of a two storey residential dwelling with three bedrooms and one bathroom spread across the upper levels with reception rooms on the ground floor. Originally constructed in the Victorian era.
- 2.2 The building has solid masonry elevations with timber intermediate floor structure and a timber structure roof covered in slate tiles.
- 2.3 The proposals seek to demolish the existing rear additions and form a new single storey rear and side extension and the formation of a loft conversion and dormer extension to create a further level of accommodation.
- 2.4 The property benefits from fronting Albert Road with main access through the front door, and benefits from a large rear garden.

3.0 AUTHOR

- 3.1 This Fire Safety Strategy has been prepared by Andrew James Bruce ARB.
- 3.2 Andrew is a qualified Architect specialising in private residential projects ranging in scales and budgets, from £100,000 side return extensions to multi-million pound basement excavations in and around the whole greater London area and beyond. The author has experience working as part of design teams on large major developments of housing schemes in excess of £10million and has experience preparing fire strategy plans, working together with a Fire Safety Engineer. The author is not a fire engineer but is familiar with the requirements of the Building Regulations (AD B1).
- 3.3 This fire safety strategy has been produced to describe how the proposed works address the requirements of the London Policy D12 Fire Safety of the New London Plan and is for the sole benefit of the current property owner and in support of a planning application.
- 3.4 The proposed works are not considered to be complex, and this statement is considered a proportionate response having regard to the scale and nature of the application

4.0 INFORMATION UNDER CRITERIA OF LONDON PLAN

4.1 The pre-consultation draft document notes the for a householder planning permission, Policy D12A applies and Policy D12B does not apply. The expected policy information requirements are as follows:

- Information on space provisions for fire appliances and assembly points

The property benefits from direct street access from Albert Road.

The rear of the building has a large garden to which the reception rooms have direct access to at ground level, with one of the bedrooms, as well as the main family bathroom (under the proposals) on the first floor can also access via escape windows if necessary. Escape to the rear garden allows residents a clear and safe area to take shelter from any fire in the main building. Escape across the garden fences to neighbouring properties is also possible.

Assembly points area available in both the highway on Albert Road and in the rear garden.

The existing property and as proposed therefore enjoys the benefit of a clear unobstructed highway to allow a fire engine/pump appliance to park outside the dwelling for fire-fighters to easily and swiftly arrive, set-up and begin fighting a fire in the dwelling.

The dwelling as existing and proposed will comply with the guidance contained within Approved Document B1 (2020) for requirement B5 'Access and facilities for fire-fighting'.

- Passive and Active Fire Safety Measures

The dwelling benefits from a mains wired fire detection and alarm system to a minimum of Grade LD3 to BS 5839-6 and this will be the only fire system in the dwelling.

Passive fire safety measures include the nature of existing materials which inherently retard the speed of fire development such as masonry walls lined with plasterboard and skim coat, concrete ground floors in the extension, and ceilings lined with plasterboard and skim coat and timber internal fire doors.

- Information and Data on Construction Products and Materials

The walls will include fire rated glazing within timber frames beneath existing lintels. All internal partition walls shall be finished with 1x layer of plasterboard providing 30 minutes of resistance to fire.

Walls adjacent to any communal areas shall be lined with 2x layers of plasterboard for 60 minutes resistance to fire.

The ceiling coverings will be finished in 2x layers of 12.5mm plasterboard to provide 60 minutes of fire protection to the existing steel and concrete floor.

Rainwater will discharge into plastic gutters and down rainwater pipes onto the garden patio and into existing sewerage.

All finishes internally will be plastered on 2x layers of plasterboard giving 60min fire protection to the structure. Any electrical fittings within the ceiling will be fitted with suitable fire socks.

- Information on means of escape and Evacuation Strategy

Escape is based on a simultaneous evacuation strategy.

The nature of the existing dwelling and as proposed sees escape possible via the main stair enclosure area out to Albert Road, directly out the main front door, or via the rear to the large rear garden or, should this be unavailable, via windows for emergency egress.

- Information on Access and Equipment for Fire fighting

The proposed development makes the existing provision of access and equipment for firefighting no worse than existing.

Notwithstanding this, it is assumed the fire service can make use of fire hydrants in the residential street for water supplies and fire-fighters are expected to access all points within the site within the 45m of the anticipated fire engine/pump appliance parking point outside the dwelling on the highway.

5.0 RELEVANT FIRE SAFETY CODES

5.1 The proposed works have been designed in accordance with the Building Act 1984 and a building regulations submission shall be made with an approved inspector appointed, and all works shall be carried out in compliance with the Approved Documents 2020.

I trust this is all clear and provides the necessary and relevant Fire Safety Design Code Information which have influenced the design of this single storey outbuilding.

Should you have any further questions on the above then please do not hesitate to get in contact.



Andrew James Bruce ARB

03rd May 2024