

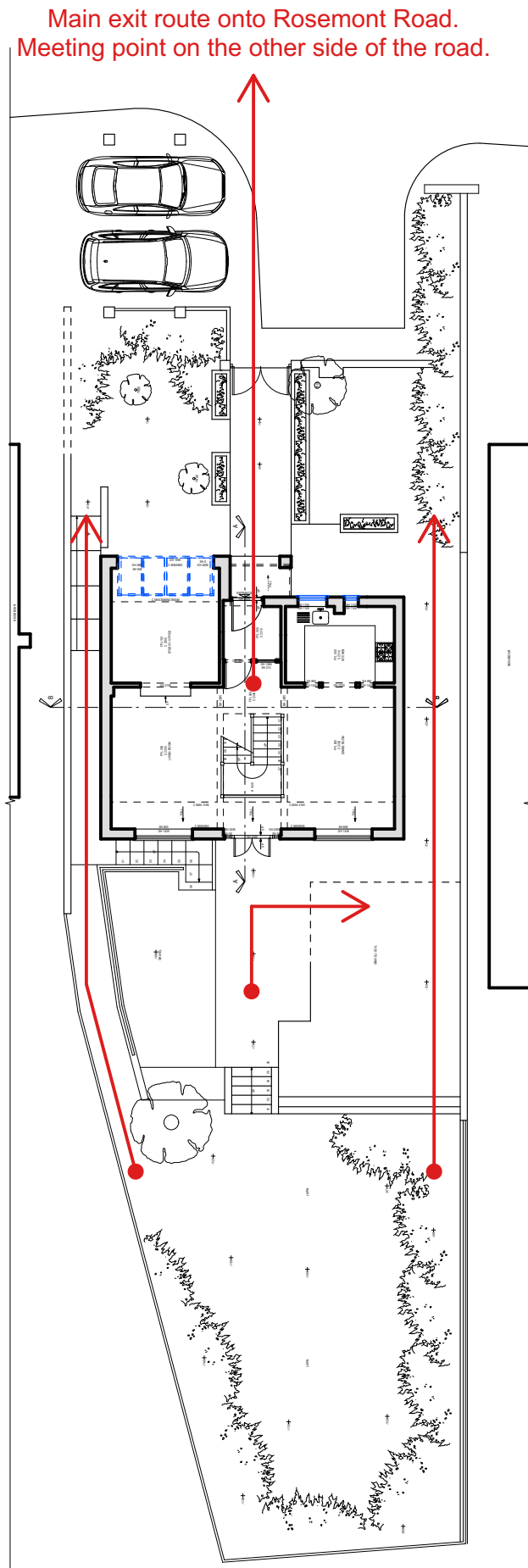


Project: **58 Rosemont Road**, Richmond TW10 6QL

Fire Strategy Report

Raise Of Left-hand Roof Ridge & All Fenestration To Be Replaced

June 2024



PROPOSED: SITE PLAN



OS Map showing location of property in relation to Rosemont Road

**PROPOSED RAISE OF LEFT-HAND ROOF RIDGE & ALL FENESTRATION TO BE REPLACED**

**INTRODUCTION**

The following outlines the basic provision being made for fire safety in connection inter alia with proposed demolition of the rear wall and erection of ground floor rear extension, alterations to part of the roof to the front elevation.

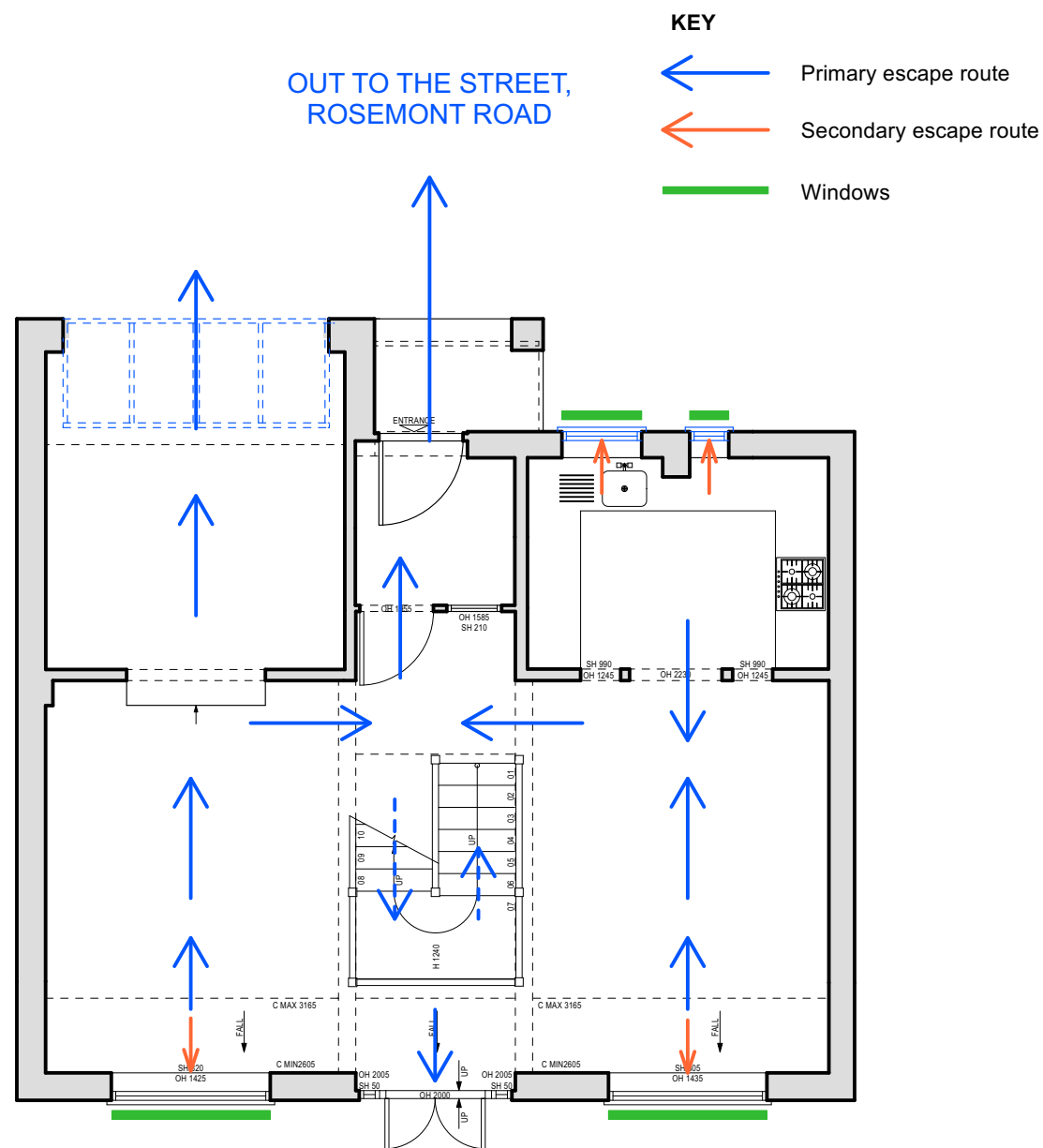
The fire safety information provided herein has been developed to inform the overall fire strategy for the development.

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."



Photomontage showing view from the property onto the end of Rosemont Road



**FIRE ESCAPE PLAN: GROUND FLOOR**

## FIRE BRIGADE ACCESS

The location of the property close to Rosemont Road offers convenient access for fire brigade vehicles.

Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

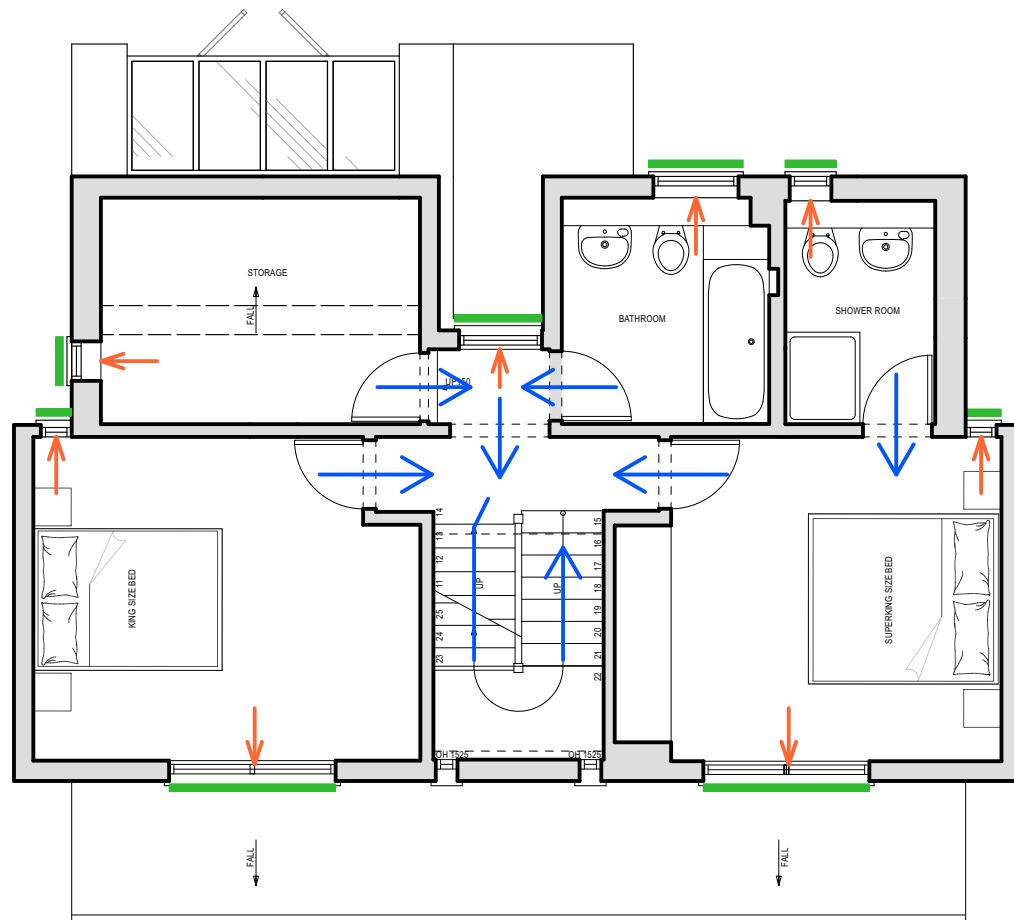
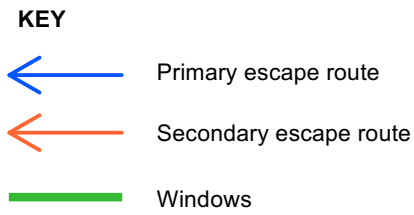
In the event of a fire, vehicular access from Friars Stile Road and then onto Rosemont Road would be the point of entry for the fire brigade. Fire and rescue services pumping appliances can be sited on the hard standing available on the front gardens of the house. These areas fall within the boundary of the property allowing suitable space to remain under the control of the developer and clear of obstruction.

Access is therefore compliant with Building Regulation Approved Document B Part 1, Section B5. As the project is domestic and the fire service access to the scheme is fully compliant, there is no requirement to consult the Fire Service.

## MEANS OF ESCAPE

The means of escape for all building users has been considered and planned from the initial design of the development and meets the requirements set out in Building Regulation Approved Document B Part 1, Section B1. The property benefits from being detached and set in generous grounds allowing separate escape routes through the front and rear along the sides of the property.

In particular, provision is to be made for safe escape from all floor levels in compliance with the requirements of the Building Regulations 2010. The floors offer escape via a protected stair to a final exit at ground floor level. All habitable rooms will have direct access to a protected stairway, and a protected stair is to be provided extending to a final exit. The stair construction / enclosure shall be of 30-minute fire-resisting construction.



**FIRE ESCAPE PLAN: FIRST FLOOR**

In the event of a fire, a fire assembly point will be designated on Rosemont Road on the opposite side of the road, allowing a safe distance from the property in case of fire.

The occupiers of the building will be provided with an evacuation strategy on completion of the scheme. This will be updated on a regular basis as required by the relevant legislation.

Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. All suitable firefighting equipment will be provided in line with regulations - fire blankets, extinguishers, smoke detection and sprinklers.

**HEAT & SMOKE DETECTION**

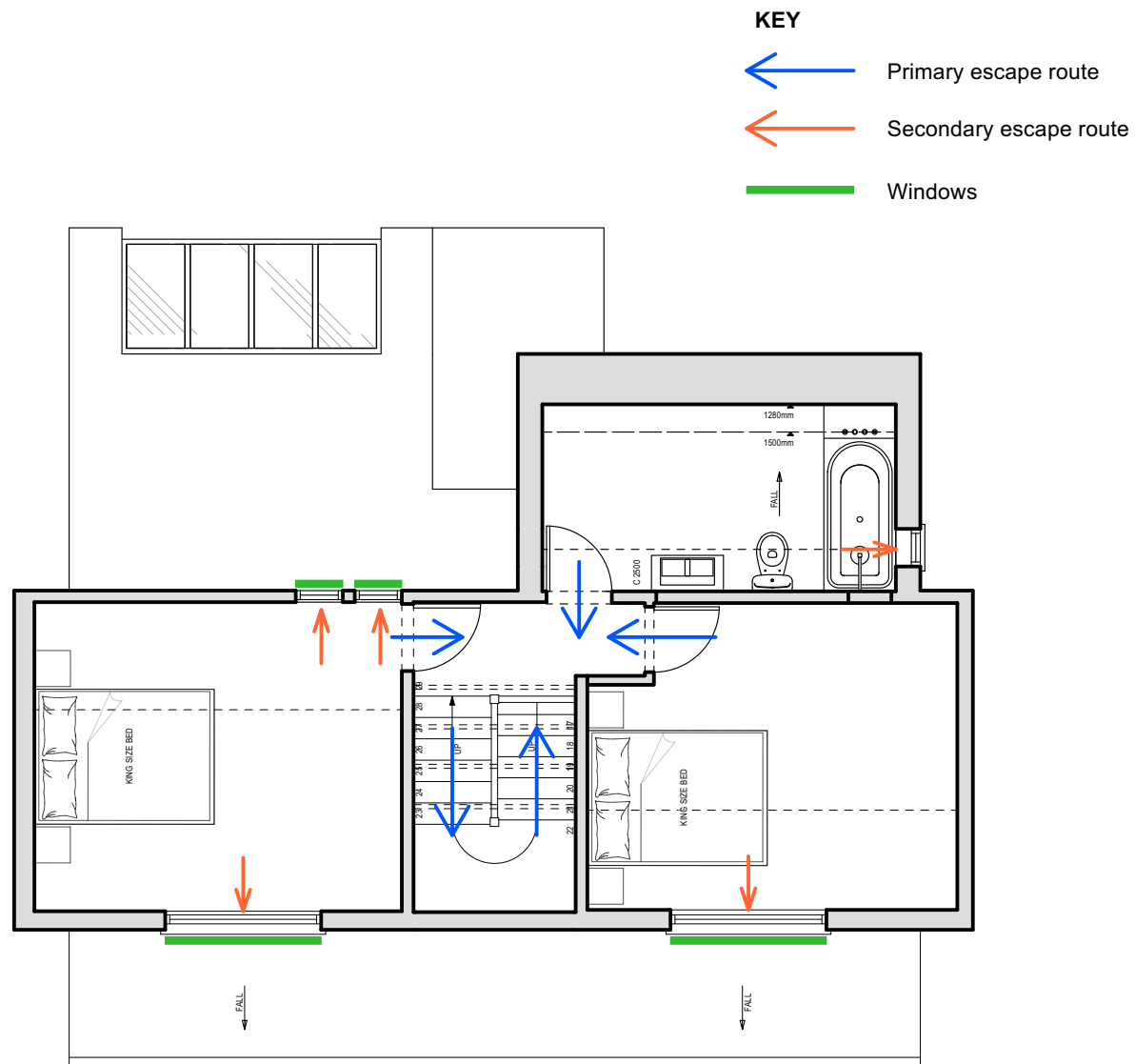
The property will incorporate heat and smoke detection systems that comply with applicable Fire Safety Regulations. In particular, the property will have a fire detection system minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. Smoke alarms are to be mains operated and conform to BS EN 14604 and heat alarms should be mains operated and conform to BS 5446-2.

**INTERNAL FIRE SPREAD**

Internal construction shall be compliant with Building Regulation Approved Document B Part 1 Sections B2 and B3, including protection of loadbearing elements of structure.

**EXTERNAL FIRE SPREAD**

The external envelope of the building should not contribute to undue fire spread from one part of a building to another part. This will be achieved by complying with Building Regulation Approved Document B Part 1 Section B4.



**FIRE ESCAPE PLAN: SECOND FLOOR**

## LIFTS

No passenger lifts are proposed for the property as part of this application.

## FIRE SAFETY AT CONSTRUCTION STAGE / PROPOSED DEVELOPMENT

Acknowledging the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12(A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards and the Construction Design & Management Regulations 2015.

During construction works, a Site Fire Management Plan and Risk Assessment will be implemented, setting out site procedures and active fire safety measures.

The development is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures. The development will be constructed in line with current building regulations on fire safety. The development is constructed in an appropriate way to minimise the risk of fire spread. All materials for the proposed development would be selected to the relevant fire safety standards as set out by building regulations.

## CONCLUSION

Under the Building Regulations, a building owner is required to provide an adequate level of life safety to the building by providing suitable means of escape, means of warning occupants of a fire, limiting internal fire spread, protecting adjacent property from fire and facilitating fire service operations.

This can be achieved by the adoption of standard guidance as documented within Building Regulation Approved Document B. As the property is considered to be a dwelling, the guidance document that has been considered is Building Regulation Approved Document B Part 1: Dwellings. The design of the building meets the prescriptive requirements set out therein.