

Planning Fire Safety Statement

51 Park Road
KT1 4AS
Jun 2024



Street view showing No.51 Park Road

The following Fire Safety Statement is to accompany a planning application for a single-storey rear extension at No.51 Park Road. The application site is a terraced house, located in Hampton Wick. The Fire Safety Statement has been drawn up in accordance with Fire Safety D12(A) London Plan Guidance and, in particular, references both Figure 1: London Plan Policy D12(A) Planning Fire Safety Strategy flow diagram, and Clause 3: Guidance on Policy Criteria for London Plan Policy D12(A).

Contents

1. Fire Safety Information
2. Author Qualifications
3. Policy Criteria
4. Fire Safety Information Specificity
5. Fire Evacuation lifts
6. Applicable Fire Safety Standards

1. (Planning) Fire Safety Information

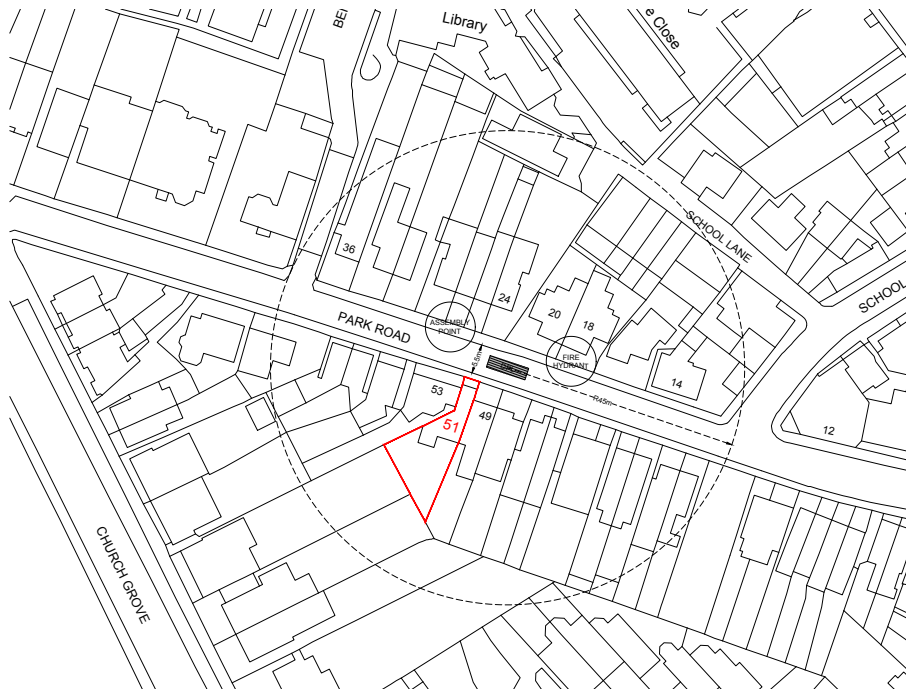
All fire safety information necessary to London Plan D12 is included within the below submission.

2. Author Qualifications

The author is a RIBA Chartered Architectural Practice, Architecture: WK Ltd, and both the Fire Safety design explained herein, and this Planning Fire Safety Statement have been subject to quality assurance at Director level within the practice, to ensure both are apposite, and reflect competencies associated with Chartered Architectural Practice. Accordingly, by virtue of continuing practice compliance with RIBA requirements, notably the requirement for CPD to maintain professional expertise including Fire Safety design capability sufficient to Minor Development at Planning Stage, the author is competent.

3. Policy Criteria

- 3.1a Suitable location for a Fire Appliance and
- 3.1b Suitable Location for an Evacuation Assembly Point
and the existing location of the nearest Fire Hydrant are Identified below:



Fire Appliance, Assembly Point & Hydrant Location Plan

Planning Fire Safety Statement

51 Park Road

KT1 4AS

Jun 2024

Both Fire Appliance and Assembly Points can be within the public highway in the residential street, which 51 Park Road fronts onto.

3.2 Passive and Active Fire Safety Measures (see plans overleaf below)

a) Minimising Risk to Occupants within the Existing House

An existing half hour fire protected stair featuring smoke detectors and sounders on both floor levels provides a separated means of escape from all rooms within the house, and is to be retained unaffected by proposals.

b) Minimising Risk to Occupants within the House's Proposed Extension

The space being extended is a kitchen and dining/family room. It is a single storey ground floor extension with escape doors directly to the rear garden.

The extended kitchen will also be fitted with a mains powered heat detector and sounder with battery backup, in order to ensure adequate warning is provided to occupants throughout the house in a fire event.

3.3 Construction to minimise the Risk of Fire Spread

a) Within the Building

The extended kitchen will be internally sheathed in plasterboard and skim providing conventional protection against the surface spread of flame.

b) To the Neighbouring Terraced House at 49 Park Road

The masonry wall of the proposed rear extension will provide fire separation between the properties, sufficient to Building Regulations.

c) To the Neighbouring Terraced House at 53 Park Road

The proposed single-storey rear extension will not affect the risk of fire spread to the neighbouring property.

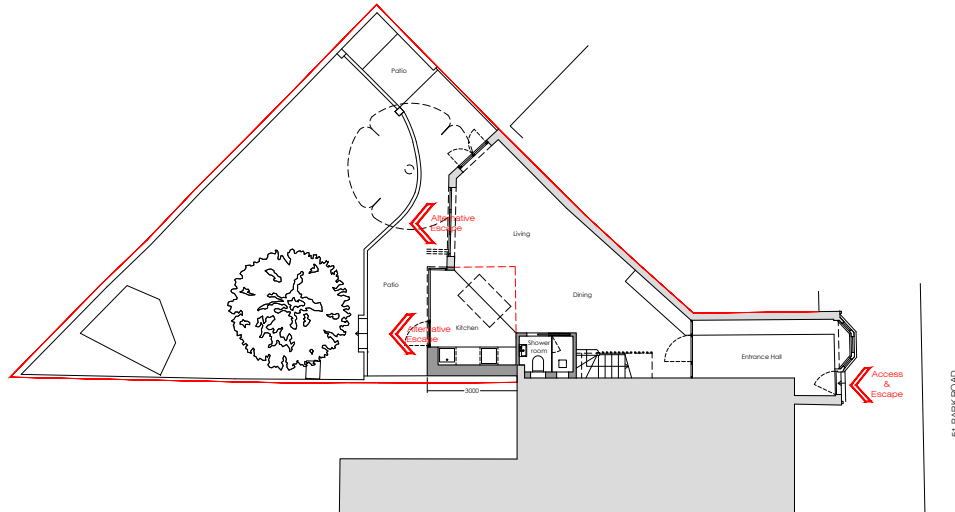
3.4 Means of Escape for all Occupants

The existing house is a period property predating current Part M and DDA requirements and access to it and within it are not being altered.

The proposed rear ground floor extension features an alternative means of escape and accordingly exceeds current Building Regulations requirements.

3.5 Evacuation Strategy

Occupants should evacuate using the protected stair leading to the front door of the house, excepting occupants of the extended kitchen/dining, for whom exit via the garden doors may be effected whilst maintaining a greater distance from kitchen hob and white goods.



Planning Fire Safety Design - Ground Floor Plan

3.6 Firefighting Access and Equipment Appropriate for the size and use of development

The nearest Fire Hydrant to the dwelling is approximately 20m away as indicated on the above diagram.

a) Access for Firefighting Appliances near the Building

As a small residential property with development comprising a small extension, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house per Approved Document B5 Section 13 (see Diagram above).

b) Access into and within the building for firefighting personnel

This can be effected for both search and rescue, and for fighting the fire, via front entrance and the protected stair.

c) The dwelling is below the scale necessary to merit or require the provision of any internal firefighting facilities

d) There is no basement to the house

e) the dwelling is not a flat or part of a block of flats and accordingly the provision of Approved Document B5 Section 13.2, 13.5, 13.6, 14, 15 and 16 do not apply

Planning Fire Safety Statement

51 Park Road
KT1 4AS
Jun 2024

4. Fire Safety Information Specificity

The above information is specific to the proposals

5. Fire Evacuation lifts

The proposals have no lift

6. Fire Safety Design codes & standards

The proposals must meet relevant Building Regulations - Part B in respect of Fire Safety, and Regulation 7 in respect of Materials and Workmanship, and the proposals exceed Means of Escape Building Regulations B1 Standards applicable to a ground floor kitchen.