
**41 ARLINGTON ROAD,
TW11 8NL.**



Existing street view of N°41 Arlington Road.

**PLANNING FIRE SAFETY STRATEGY
Householder Planning Application
SINGLE STOREY REAR EXTENSION**

Applicants:

Ms EM Aitchison and Mr JA Woodman

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Ref: AM_2411_PFSS.1A

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1.0 The Property:

N°26 Avenue is a two-storey, mid-terrace single family dwelling over 3 floors; ground 1st and loft extension. The existing property has a small front garden and larger rear amenity area, the latter can be accessed via a side alley shared with the immediate neighbour.

2. The Proposal:

The addition of a flat roofed single storey rear extension, across the full width of the rear garden on the west facing garden elevation. This enlarges the existing kitchen at ground floor only with the introduction of a separate lavatory and utility room. As indicated on the As Existing and Proposed drawings:

AM_2119_PL001 - Location Plan
AM_2119_PL002 - Block Plan
AM_2119_PL101 - Existing Ground Floor Plan
AM_2119_PL102 - Existing First Floor Plan
AM_2119_PL103 - Existing Rear Elevation
AM_2119_PL104 - Existing Side Elevation to N°39.
AM_2119_PL105 - Existing Section AA

AM_2119_PL201A - Proposed Ground Floor Plan
AM_2119_PL202A - Proposed First Floor Plan
AM_2119_PL203A - Proposed Rear Elevation
AM_2119_PL204A - Proposed Side Elevation to N°39.
AM_2119_PL205A - Proposed Section AA
AM_2119_PL206A - Proposed Daylight/Sunlight Diagram

3.0 Planning Fire Safety Strategy (Policy D12 Fire Safety):

- A-1: There are no changes to the existing property access for fire-fighting on site, which remains at the front of the property on Arlington Road. The public highway is also the safe evacuation point.
- A-2: A secondary escape from the kitchen is available through the rear garden to the shared access at the rear of the property. This then leads back to Arlington Road
- A-3: Mains wired, interlinked, battery back-up smoke detectors will be provided on each floor within the protected stairwell and a heat detector installed in the kitchen.
- A-4: The existing fire separation will be maintained with new party walls to achieve 60minutes fire separation. The new ceilings to be fitted with British Gypsum 12mm Fireline board or similar to provide 60minutes fire resistance. 12mm Fireline board will also be used to encase all new steel work to provide 60minutes fire resistance to the structure, as required under Building Regulations. All works to be inspected and certified by an Approved Building Inspector.
- A-5: A 30minutes fire protected escape route is required under Building Regulations. Each habitable room will have a FD30 fire rated door, to ensure stairwells and hallways are protected. All habitable rooms to have direct access to the protected escape route, exiting the property at the front onto Arlington Road.
- A-6: The proposed alterations to the rear ground floor are a minor development that will not change or increase the risk of fire within the building, as such a full Fire Statement is not required.
- A-7: As existing, there is suitable access for fire-fighting and the equipment, and this will not be impacted by the proposed works.