

PLANNING FIRE SAFETY STRATEGY

1. INTRODUCTION

1.1. Address:

29 Hartington Road, Twickenham, TW1 3EL

1.2. Description of Development:

29 Hartington Road is a two storey dwellinghouse of single occupancy, situated on a residential road. The proposed application includes a 7m² first floor rear extension, plus a rebuild of the ground floor rear wall (no change to footprint).

1.3. Name, qualifications, professional memberships, and experience of author:

Michael Speer, CEng MICE (ICE No. 84576822). Chartered Civil Engineer with eight years' experience in the design and construction of developments required to adhere to Building Regulations Approved Document B - Fire Safety.

Through professional accreditation and experience within the field of engineering, I am competent to complete the PFSS for a project of this size and complexity.

1.4. Has a Gateway One Statement been submitted?

No, the purpose of this PFSS is to set out how the proposed development plans for fire safety in accordance with Policy D12 of the London Plan 2021.

The proposed development is considered a minor development and is therefore required to demonstrate compliance with Policy D12(A). Policy D12(B) is not considered to apply.

2. LONDON PLAN POLICY D12(A) CONSIDERATIONS

2.1. (1) a. Suitably unobstructed outside space for fire appliances to be positioned on:

The existing street would continue to provide a suitable place for firefighting equipment. Access to the site by firefighting appliances will not be hindered or modified by the proposed development, which affects only the rear of the property.

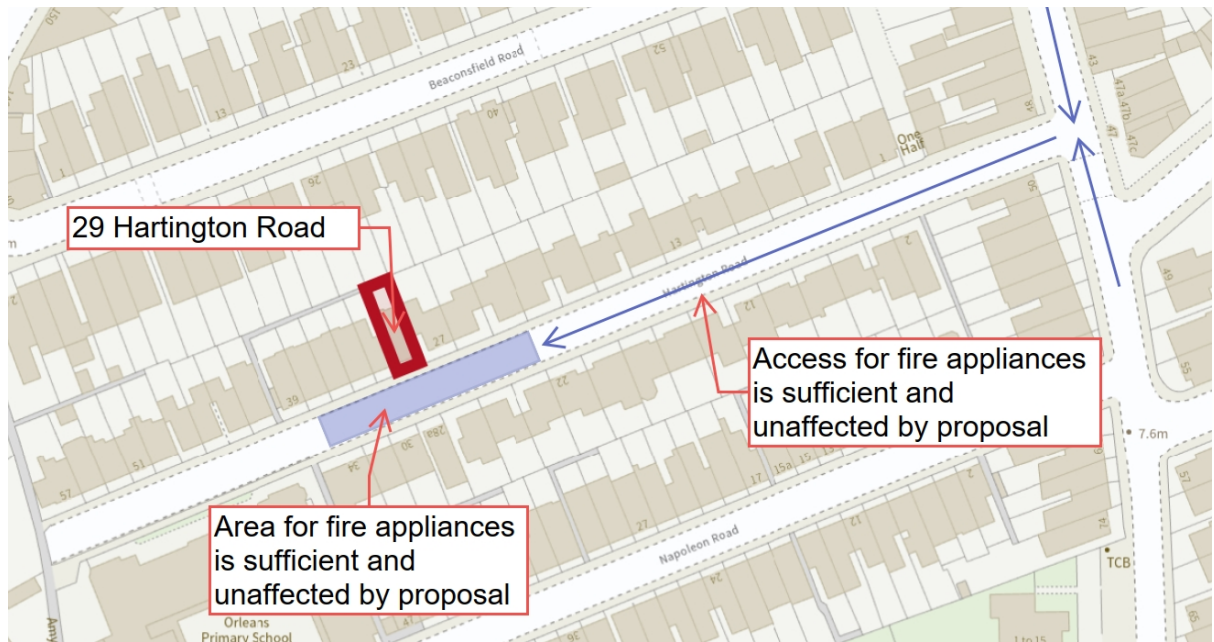


Figure 1 - Fire appliance access



Figure 2 - View of property from road showing sufficient access for fire appliances

2.2. (1) b. Suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point:

The existing street to the front will continue to provide a suitable muster point if evacuation was required. The proposed development will not hinder this existing access. See figures 3 and 4 for more details.

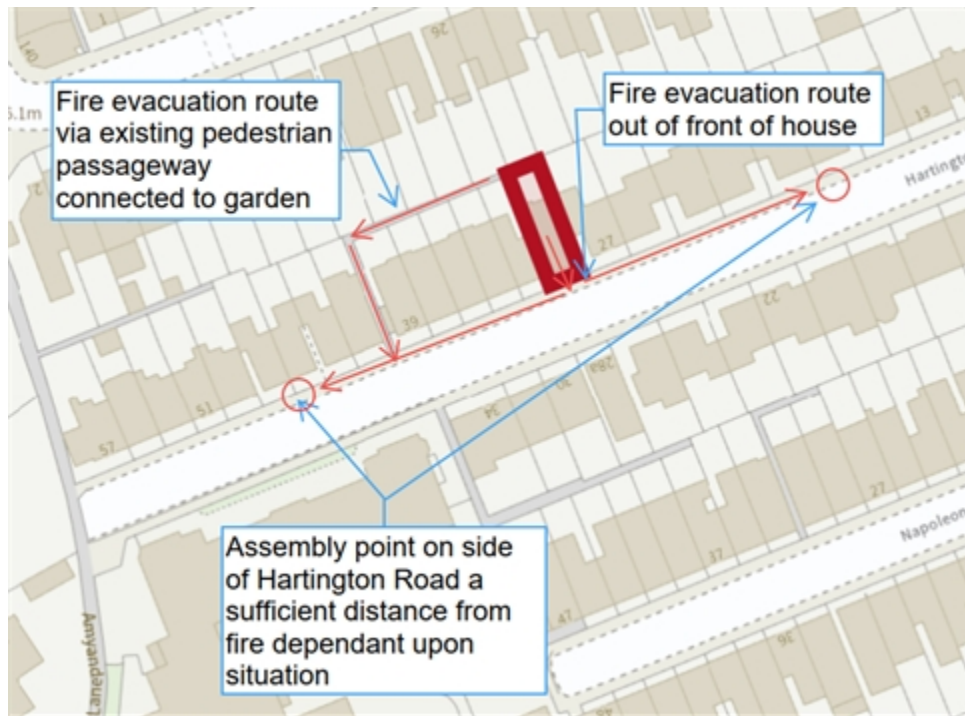


Figure 3 - Evacuation and Assembly Points



Figure 4 - Hartington Road showing clear space for assembly

2.3. (2) 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:

A new fire alarm and detection system would be fitted in accordance with the recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard. Fire detection and alarm system located, as a minimum, on all landings and in the kitchen. These will alert occupiers and guests of the site in the event of a fire, allowing appropriate, timely action or evacuation.

In addition to active warning systems, the dwelling will maintain passive protection by providing a safe and fire protected means of escape to the front and rear exits at ground floor level. All steel beams will be protected to provide 30-minute fire resistance. At this time, further fire safety features have not been determined but may include additional active fire suppression measures.

Details of fire safety measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

2.4. (3) Constructed in an appropriate way to minimise the risk of fire spread:

The proposed extension is to be of masonry and timber construction with a felt or GRP/EPDM roofing. All materials and installations used in the proposal will meet the requirements of Approved Document B of the Building Regulations.

2.5. (4) Suitable and convenient means of escape, and associated evacuation strategy for all building users:

The proposed development will maintain a protected escape route in compliance with the guidance set out in Approved Document B and will facilitate safe evacuation of the property by all occupants in an emergency.

Emergency egress would be via the front door to the main road, or to the rear where escape from the property is provided by a garden side passage that leads back to the main road.

Further details of the protected escape route and any existing or additional protection measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

2.6. (5) A robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in:

The strategy proposed in paragraph 2.5 will provide a safe and compliant means of escape in the event of fire. The householder will review this strategy annually or whenever the building fabric is proposed to be further changed.

2.7. (6) Suitable access and equipment for firefighting which is appropriate for the size and use of the development:

The proposed development utilises an existing building with only minor extension or alteration to its footprint or fabric. As a result, it is not expected that the development will hinder access for firefighting or change the way in which the fire service may need to act or access the site in the event of a fire. Access would be via the existing front door, which connects to Hartington Road pavement (via front path).

3. CONCLUSION

The above assessment and measures demonstrate that the development can comply with the requirements of London Plan Policy D12(A) and may be considered acceptable with regard to fire safety planning.