

265 Waldegrave Road

Fire Safety Statement

This fire safety statement is in support of a planning application for works at 265 Waldegrave Road including alterations to relocate the vehicular access and crossover from Strawberry Hill Road onto Waldegrave Road, the existing vehicular access from Strawberry hill road will be removed and the boundary treatment replaced.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021].

The application site currently contains a detached house of two-storeys.

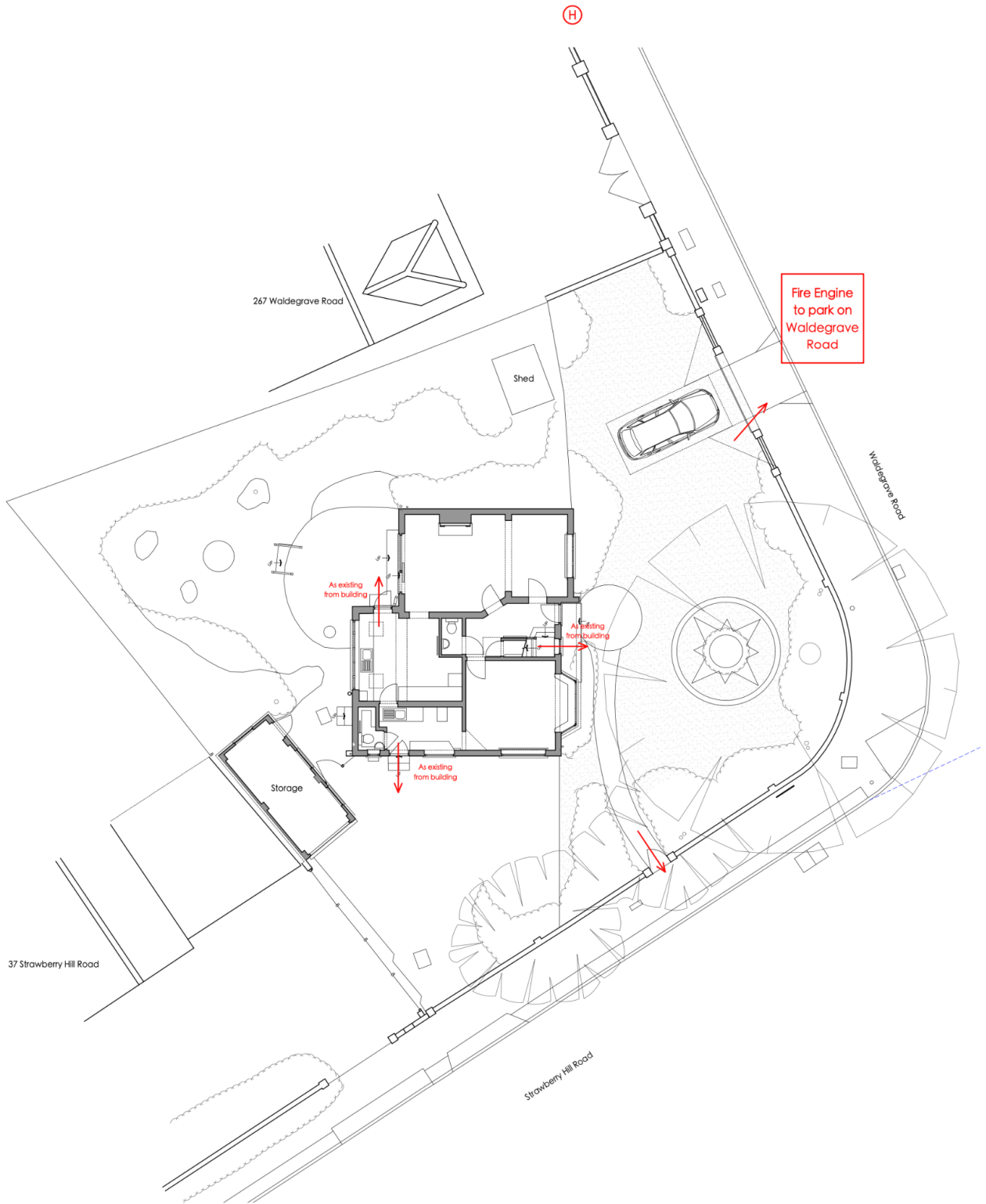
Means of Escape

The proposed works make no internal alterations, having no impact on the property's compliance with building regulations approved document part B. Therefore, in respect to building regulations approved document part B section 1.1 the existing internal fire detection and alarm system, will remain as existing unaffected by the application. No internal layouts are being altered.

All access points into and means of escape from the building remain unchanged. Externally, alterations to the escape route from the site are proposed. These external alterations will improve the means of escape from the site by shortening escape routes.

The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Below is a site plan (not to scale) which has been marked up to show the means of escape from the site. Note that the fire safety strategy annotated on the plans is preliminary and consultation will be undertaken with building control to agree and confirm a final solution that is building regulations compliant.



Proposed Site Plan

Red arrows denote the means of escape

Fire Spread and Control

No internal alterations are proposed which would impact on or change existing fire spread or control.

Fire Service Access

Both the vehicular gate and pedestrian gate are clearly visible from Waldegrave and Strawberry Hill Road. The front door is clearly visible from the front of the property and Waldegrave Road. The building is fully visible from Waldegrave and Strawberry Hill Road and the property is approximately 8 metres from the roadside, making it straightforward for attending emergency services to identify means of access and egress.

Due to the residential nature of the site and its relatively small size it is envisaged that, in case of emergency, fire engines will park along Waldegrave Road, the proposed location of vehicular gate access point is closer to the water hydrant point on Waldegrave Road, than the existing gate. No assembly points are required given the dwellinghouse use of the property.

Fire Safety Management

The application will have no impact on the properties internal fire detection and alarm system. On practical completion a health and safety file will be compiled containing all of the relevant product/workmanship certificates, user manuals and safety information. This will include a fire risk assessment requiring the users of the building to keep escape routes clear of impediments or hazards and details of evacuation in case of fire as well as information about the fire compartmentation measures and specification of the materials/products used.

Conclusion

This fire safety statement demonstrates that works at 265 Waldegrave Road comply with The London Plan 2021 - Policy D12 (A) with regard to fire safety and will result in an improvement to the fire safety of the property, with shortened escape routes from the site and access to the site closer to the public water hydrant point.

We invite the planning officer to contact us if they require any additional information about the proposal.