

FIRE SAFETY STRATEGY

FOR

APPLICATION REF: **FSS – 15.7.24**

PROPOSAL

PROPOSED DEVELOPMENT TO EXTEND THE GROUND FLOOR INTO THE REAR GARDEN SPACE TO CREATE A LARGER KITCHEN AND DINING AREA, TO RECONFIGURE THE EXISTING FIRST FLOOR AND ADD A MANSARD ROOF EXTENSION.

AT

15 BELL LANE, TWICKENHAM, TW1 3NU

INTRODUCTION:

Fire Safety Strategy is a requirement of all London Boroughs to be submitted as a document with a clear structure that addresses the criteria of the Mayors London Plan Policy D12 part (A) and D5.

The submitted drawings address the requirements set out in the London Plan paragraphs 3.12.3 and 3.12.4 as dictated by Planning Department.

THE PROPOSAL:

The property is an existing end of terraced two storey flat roofed house constructed circa 1940's. The proposed householder conservation application consists of extending the ground floor rear elevation, 4.1 metres into the rear garden area, retaining the first floor building envelope as existing and creating a mansard roof as a second-floor bedroom 3 and ensuite addition.

The property is in a completely dilapidated state requiring full renovation from the ground up in order to meet current living standards. The property is to remain as a single-family dwelling and therefore falls within planning category class C3.

Alterations are required to maximize the internal space and removal of one internal wall is proposed to provide a modern living environment with means of enclosure for each zone identified on the application plans.

POLICY REFERENCES:

The London Plan 2021 – Policy D12 (A)
The London Plan 2021 – Policy D5 and D5 draft

DESIGN AND RISK MANAGEMENT:

The existing Ground floor consists of one front lounge area, one kitchen, dining room and one bathroom and an entrance area to the front of the building. The property will be opened out to create one large kitchen diner to the rear and one internal understairs WC and retaining the front room lounge area.

The existing first floor consists of three bedrooms and will be reconfigured to provide two bedrooms and a family bathroom.

ACTIVE ALERT AND MEASURES:

Smoke detectors at all levels.
Heat detector in the kitchen area
Ducted extract for cooking appliances.

EVACUATION PROCEDURE:

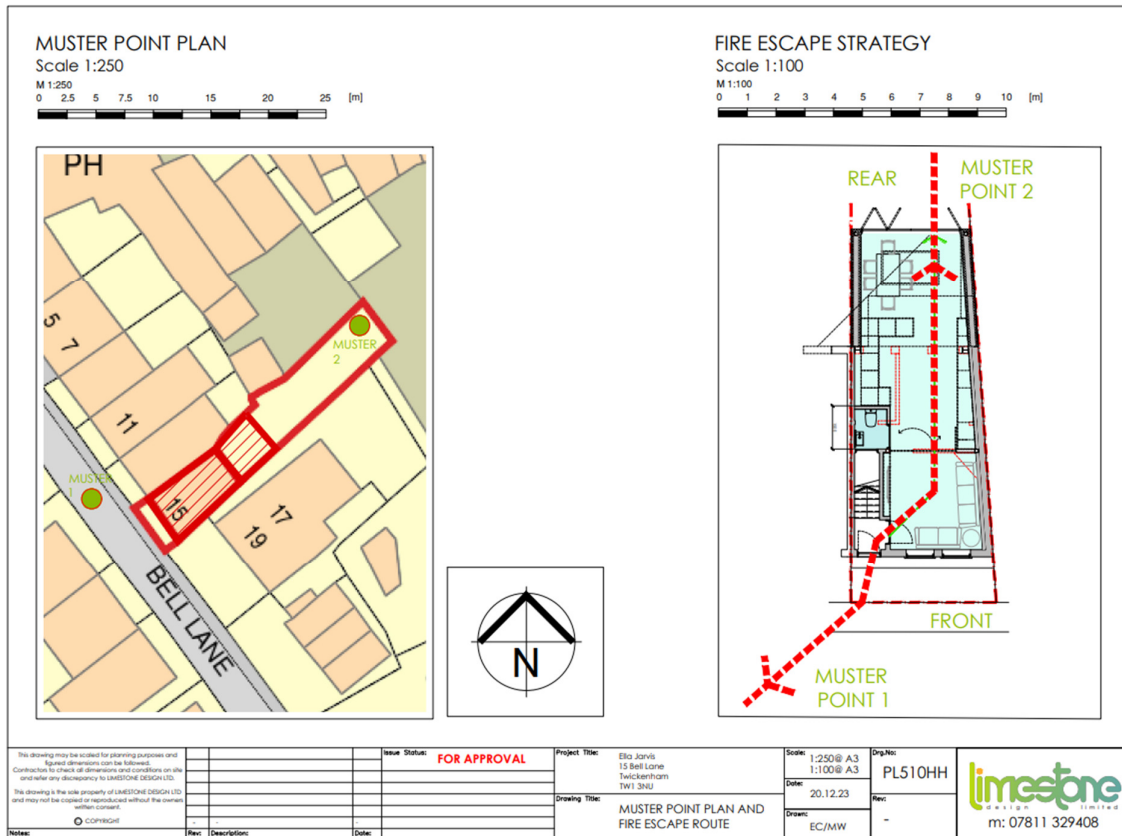
The end of terrace family dwelling has the benefit of a pavement to the front elevation and no access to a rear other than through the property. There is a large rear garden area with suitable muster point locations available to the occupants.

FIRE TENDER ACCESS AND EQUIPMENT FOR FIREFIGHTING:

The terraces are all existing and have easy access to the property from Bell Lane. The entrance to the property is set back from the pavement. There is an additional emergency access to the rear of property over the rear garden wall which can only be accessed by firefighters in emergency.

Travel distances are well within the 45 metre limits stipulated in the London Fire Authorities requirements and current building regulations.

ESCAPE PLAN:





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