



28 BROUGHTON AVENUE

Fire Safety Strategy Statement
March 2024

Project Details

Project Proposal	A single-storey rear extension and a front porch extension
Location	28 Broughton Avenue, Richmond TW10 7TS
Clients	Ernst Koch
Date	14 th March 2024

This report has been prepared as supporting information in relations to a single-storey rear extension and a front porch extension application D12 of the London Plan Requirement. This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission. In the event of a fire, fire vehicle access location and evacuation assembly points are shown in Figure 7. These locations are for the London Fire Brigade to determine the final assessment for approval.

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1. Introduction

This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings. The building is terraced property and was built originally as a domestic dwelling with living space on the ground-floor with sleeping accommodation on the first-floor level. The second-floor has been converted into a habitual space. As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for this application. This Fire Statement has been prepared to support the Planning Application for a single-storey rear extension and a front porch extension – to the existing property, that of 28 Broughton Avenue, Richmond TW10 7TS.

2. Development Site Planning Considerations

2.1 Critical Fire Strategy Areas

The building comprises of three storeys with a converted loft living space. The building is of full use, C3 domestic use class on ground level with first and second-floor accommodation areas are the areas of fire strategy importance. There is no lift within the property. There is front and rear access to the building. The building is a terraced property, with its own large rear garden, with a deep frontage leading to the main property entrance. There are no on-site car parking provisions for this property.

As such, the building access for the fire brigade will be no different than it currently is. The requirements of Policy D12 state that a development must have a suitably located outside space that can be used as an evacuation assembly point in the event of fire.



Figure 1 - Front View of 28 Broughton Avenue

Due to the small scale of the development, there will be designated fire protection such as fire rated doors, smoke alarms added in habitable rooms, full opening windows, and fire protected means of escape within the route of ground to second-floor levels.

Regarding appropriate evacuation in the event of a fire, there are two locations, one to the front of the property (the main entrance of the house) with access leading out onto Broughton Avenue towards

hardstanding pedestrian areas, and another location to the rear of the main property leading onto a large garden area through bi-folding doors. All escape points are shown on the floor plans in Figures 4, 5 & 6.



Figure 2 - Rear View of 28 Broughton Avenue

2.1 Proposed Development

The proposed development is a single-storey rear extension and a front porch extension. This proposal will be the only change in the development and will remain to be used as domestic use class on ground, first and second-floor levels, with the necessary fire protection in place not conflicting with the other households to create any hazards.

The existing building is of traditional construction of its type of property of its year. Any proposed works will be upgraded to comply with the latest Building Regulation requirements for the proposed use class C3 of its intention of works. List of materials within the new extension proposal to ensure fire safety are as follows: a solid concrete insulated floor slab, brickwork with cavity and internal blockwork wall. Timber joists, insulated with felt dressing for flat roof construction. All materials are to comply with building regulations Approved Document B.

1. Site Access

The street scene is characterised by wide pavements. There is a clear, open assembly point for the evacuated residence in front of the building on the footpath area along the street or across the road. Fire vehicle access to the site will be via public roads to the application site. The site occupies a position on Broughton Avenue, thus, good access with appropriate hardstanding for fire appliances is available within proximity.



Figure 3 - Site Location Plan (Not to Scale)

2. Design Strategy

The proposal put forward is for continuous commitment to upholding the highest standards of fire safety is evident in this meticulous internal strategy. Our approach to fire prevention, emergency response, and safety measures is designed to fulfil the planning application requirements set forth by the council. Through these proactive measures, we create an environment that prioritises safety and ensures compliance with the council's directives.

1. The proposed development will need to comply with Building Control regarding Fire Regulations. The design incorporates appropriate features which reduce risk to life and serious injury in the event of a fire, including fire alarms and passive and active fire safety measures. As such new fire alarms and smoke alarms will be reassessed and repositioned throughout the property in accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments. This will be checked and signed off by the appointed Building Control Officer.
2. To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire-controlled zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all habitable living rooms (living, kitchen, bedrooms, reception rooms and dining rooms). Should a fire door not be possible then a fire engineered solution will need to be proposed to Building Control for sign off to ensure Building Control compliance.
3. Since the hall is a fire-controlled zone with FD30 doors or equivalent (as per point 1 above) along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape.
4. Mains operated, self-contained and inter linked smoke alarms must be provided at each landing level and must conform to BS EN 14604 whilst heat alarms should be to BS 5446-2. The smoke alarms must conform to at least a Grade D2 Category LD3 in accordance with BS 5839-6. All units to have rechargeable batteries in case of mains power loss.
5. Due to the scale of the development and the size of the property it is important that the user maintains the fire alarms. It is suggested that the fire alarms should be tested at least once a month to ensure the alarm system works.
6. Due to the size of the property, there is suitable access for equipment for the fire fighting. A fire extinguisher and fire blanket will be stored in the kitchen space. The location will be confirmed when the kitchen layout is confirmed. Also, extinguishers will be located by the London Fire Brigade requirements for this Existing C3 scheme.
7. The development is constructed in an appropriate way to minimise the risk of fire spread. The dwelling is of brickwork finish with cavity wall type and of timber rafters and standard clay tile roof construction, with non-exposed timber rafters and beams. All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

8. In the event of a fire breaking out, Access escape routes are via protected hallways leading to the front door to external areas with all habitable room doors along the route fitted with self-closing FD30 fire doors. In the event of a fire breaking out in a location blocking the front access then an alternative route to the rear of the property leading to outside rear garden space is achieved.
9. Fully opening fire escape windows are to be installed within the ground-floor level with no obstruction for ease of escape to comply with Building Regulation requirements.
10. Due to the use class being that of C3, emergency lighting is not required.
11. The open plan kitchen layout will require Building Control approval on if a spray mist system is required.

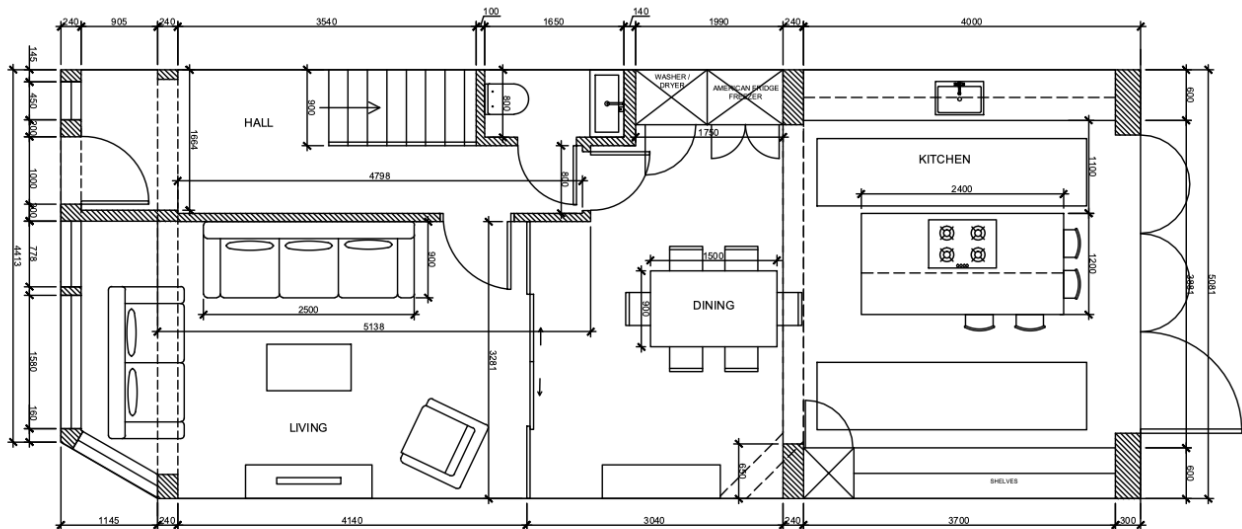


Figure 4 - Ground-Floor Floor Plan (Not to Scale)

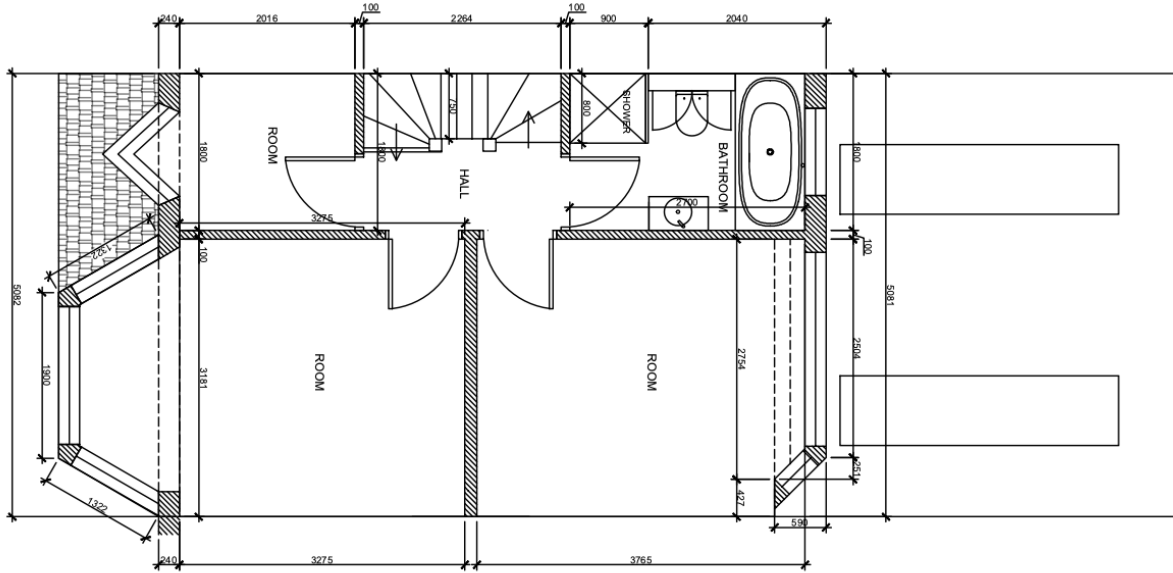


Figure 5 - First-Floor Floor Plan (Not to Scale)

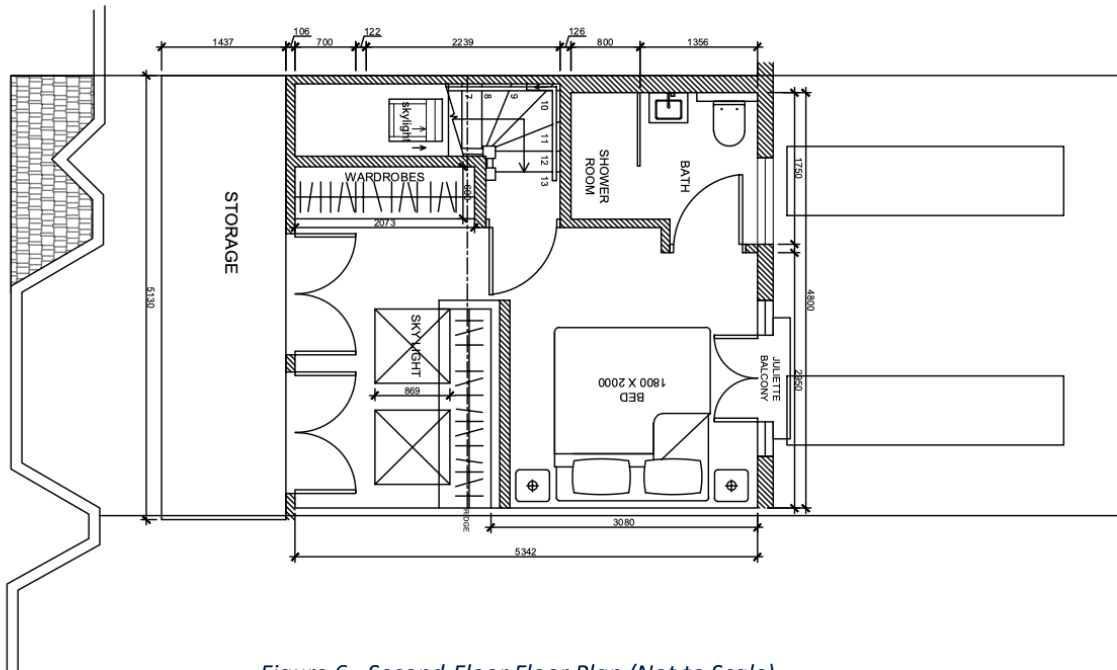


Figure 6 - Second-Floor Floor Plan (Not to Scale)

5. Fire Assembly Areas

Fire assembly points are designated safe locations where people should gather in the event of a fire alarm or emergency evacuation from a building. Fire assembly points allow emergency services personnel to determine if the building has been successfully evacuated or if firefighting, rescue operations, or medical aid is still required.

When a fire alarm sounds, all occupants should immediately evacuate the building in a calm and orderly fashion. Do not use elevators and be prepared to use alternative escape routes if your main route is blocked. Once outside, proceed directly to the designated assembly point for your building. This is usually a parking lot, open area away from the building, or sometimes a nearby building. Do not leave the area or attempt to re-enter the building until the all-clear has been given.

The area marked in **GREEN** indicates persons assembly point of interest.
The area marked in **RED** indicates fire brigade vehicle parking point of interest.

Fire hydrant points are known by the fire brigade near 28 Broughton Avenue, Richmond TW10 7TS, as the Fire Departments have access to location mapping indicating useable Water Hydrants to use.



Figure 7 - Access & Fire Assembly Location Map (Not to Scale)