

43 LAMMAS ROAD,
RICHMOND,
TW10 7YD

PLANNING FIRE SAFETY STRATEGY

Loft conversion with additional habitable room

July 2024

Issue 1

Contents

1. Introduction
2. Fire safety strategy
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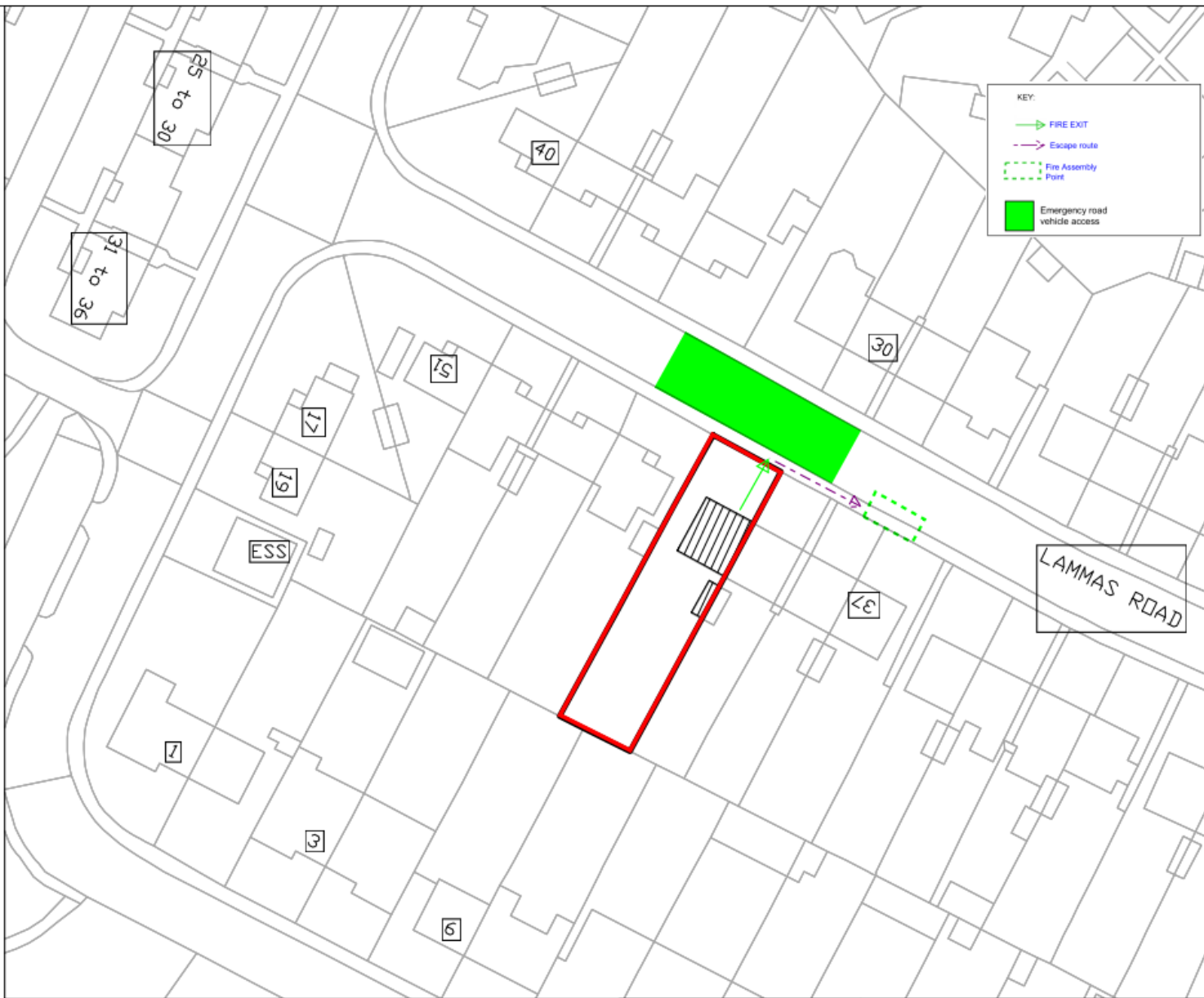
The Planning Fire Safety Strategy has been prepared for 43 Lammas Road, Richmond, TW10 7YD.

Policy D12(A) of London Plan (2021) requires all development proposals to ensure the safety of building users and to achieve the highest standards of the fire safety. And works to be complying with a range of criteria as set out within the policy D12(A) (1-6).

This report is not to demonstrate the compliance on Part B of Building Regulations but to indicate the proposed development has provided the standards of fire safety and matters that are relating to fire safety has been considered up to the Building Control stage as per requirements on Policy D12(A).

Refers to table provided that reviews the proposed scheme relating to each criteria to Policy D12(A) and indicate what has been considered in order to comply with the relevant parts of the Policy D12(A).

Refers to Proposed Fire Service Site plan for the Escape route of development. Fire fighting will be directly from Lammas Road.



KEY:

- FIRE EXIT
- - - Escape route
- - - Fire Assembly Point
- Emergency road vehicle access

ISSUE	COMMENTS	DATE
1	Planning Application	21/07/24

KEY:

- Site Boundary

CLIENT
Virginia Tao

APPLICATION AGENT
SEKSOON LTD,
29 GREEN LANE, KT3 5BN
email: seksoon@live.co.uk

Contractor must survey site and ensure the dimension are adequate. All work to comply to Building Regulations and NBS standard details or manufacture's details. All structural info to be check with engineer and structural drawings.

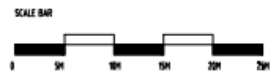
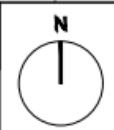
DRAWING STATUS
FOR PLANNING

PROJECT
43 LAMMAS ROAD,
RICHMOND,
TW10 7YD

DRAWING TITLE
FIRE SERVICE
SITE PLAN
(LOFT)

01 FIRE SERVICE SITE PLAN
01_006 Scale 1:500 @ A3

Hatched for Existing & Proposed footprint (Unchanged)

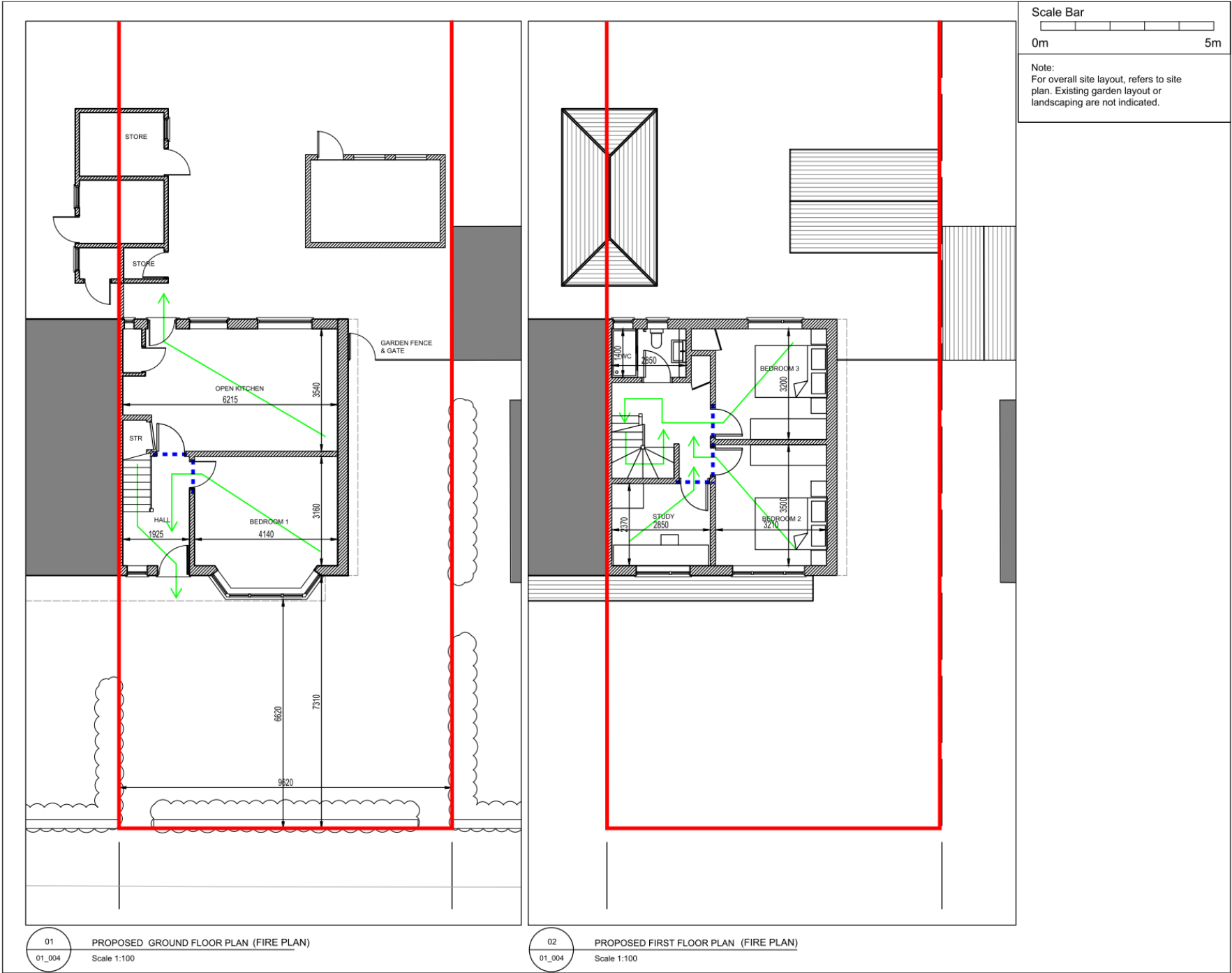


ISSUE DATE	SCALE	REV NO.
21 JUL 2024	1:500 @ A3	1
DRAWN	CHECK	
RS		
PROJECT NO.	DRAWING NO.	
24208LAR	01-006	

Do not scale dimensions from drawings
This is for planning application only, not for construction. Report all discrepancies to client immediately.
This drawing is to be read in conjunction with all relevant documents and drawings.

Fire Strategy

Refers to Proposed Fire Safety floor plan for the fire rating upgrade and Escape route to development. Fire fighting will be directly from Lammas Road.



ISSUE	COMMENTS	DATE
/	Planning Application	10/05/24
A	Planning Application	11/05/24
B	Planning Application	21/07/24

KEY:

- Site Boundary
- FD30 Fire door
- Fire escape route (Unchanged from existing)

CLIENT
Virginia Tao

APPLICATION AGENT
SEKSOON LTD,
29 GREEN LANE, KT3 5BN
email: seksoon@live.co.uk

Contractor must survey site and ensure the dimension are adequate. All work to comply to Building Regulations and NHBC standard details or manufacture's details. All structural info to be check with engineer and structural drawings.

DRAWING STATUS
FOR PLANNING

PROJECT
43 LAMMAS ROAD,
RICHMOND,
TW10 7YD

DRAWING TITLE
PROPOSED GROUND & FIRST FLOOR PLAN (LOFT) FIRE PLAN

TET ISSUE DATE 10 MAY 2024	SCALE 1 : 100 @ A3	ISSUE NO. B
DRAWN RS	CHECK	
PROJECT NO. 24208LAR	DRAWING NO. 01-004	

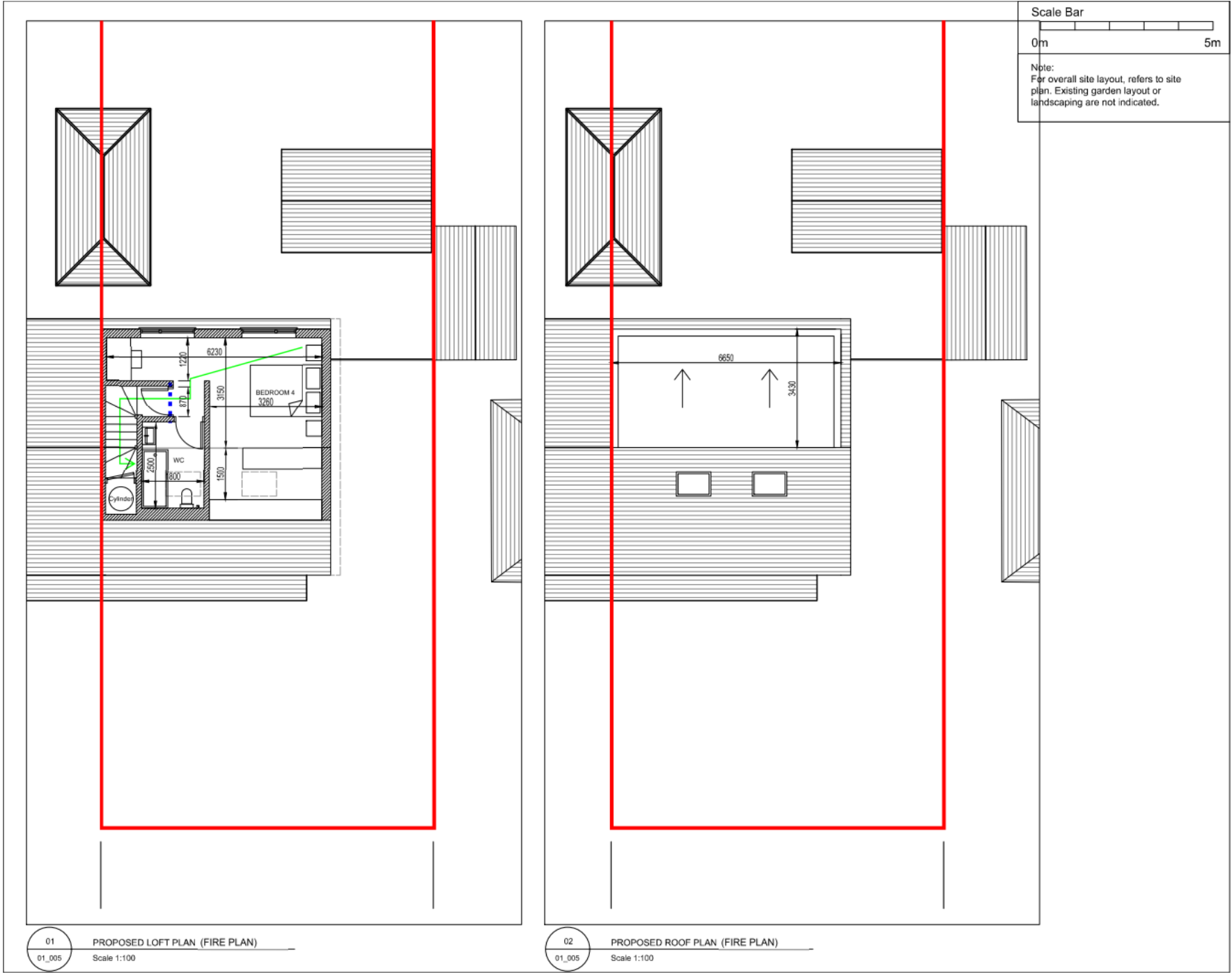
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01 PROPOSED GROUND FLOOR PLAN (FIRE PLAN)
Scale 1:100

02 PROPOSED FIRST FLOOR PLAN (FIRE PLAN)
Scale 1:100

Fire Strategy

Refers to Proposed Fire Safety floor plan for the fire rating upgrade and Escape route to development. Fire fighting will be directly from Lammas Road.



ISSUE	COMMENTS	DATE
/	Planning Application	10/05/24
A	Planning Application	11/05/24
B	Planning Application	21/07/24

<p>CLIENT Virginia Tao</p>																	
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<p>DRAWING TITLE PROPOSED LOFT & ROOF PLAN (LOFT) FIRE PLAN</p>																	
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Fire Safety Statement

Policy Part	Requirement	Measure	D12(A) Compliance
1	Suitably positioned outside space for (a) Fire Appliances, and (b) evacuation assembly point	No changes on access/ egress on the development and proposed layout of site will continue to ensure unobstructed access to be remained for fire appliances to access the dwelling and for residents to evacuate via existing routes when required.	YES
2	Features reducing risk to life and serious injury	Fire detection and alarm system to achieve a minimum Grade D2 category LD3 standard. A mains operated hardwired and interlinked smoke detector system to be installed within the main circulation space at all levels and a heat detector in the kitchen area.	YES
3	Constructed to minimise risk of fire spread	To Avoid risk of fire spread from one building to another: The external surfaces of external walls will be class B-s3, d2 or better and have a maximum total area of unprotected areas of 5.6m ² if within 1m of the relevant boundary or 12m ² from the relevant boundary.	YES
4	Suitable and convenient means of escape and evacuation strategy	The proposed work to existing residential dwelling is minor and the scale/ nature of amendment do not require a detailed evacuation strategy. To note, a suitable, safe access & egress is in place through the primary entrance and exits in the event of emergency. Refers to proposed floor layout for details.	YES
5	Robust strategy for evacuation	The proposed work to existing residential dwelling is minor and the scale/ nature of amendment do not require a detailed evacuation strategy. To note, a suitable, safe access & egress is in place through the primary entrance and exits in the event of emergency. Refers to proposed floor layout for details.	YES
6	Suitable access and equipment for fire fighting, appropriate for size and use of development	The proposed scheme is for minor works of a residential dwelling and will retain existing access/ egress to the property. There is also access to mains water on each level which will be sufficient for the proposed development.	YES

The Planning Fire Safety Strategy is for 43 Lammas Road, Richmond, TW10 7YD.

The strategy as indicated in table shows compliance with London Plan Policy D12(A) according to site specific elements and allow development to achieve the highest standards of fire safety.

End of report