

Project: 65 Fifth Cross Road, Twickenham, TW25LJ, London

Proposed Fire Safety Statement

Introduction

This statement has been prepared by Aura Architecture & Interiors, in accordance with the guidance set out in the London Plan Policy D12 to accompany the application for prior approval larger home extension under permitted development rights for 65 Fifth Cross Road TW25LJ

Given the modest scale and nature of the project, it is felt that a Fire Engineer was not required in the preparation of this statement.

Existing Property

The existing property is a mid terrace single family dwelling. It has two. For further details of the existing layout please refer to the existing planning drawings/documentation.

Proposal

The proposal is to replace the existing rear extension with a new extension. For further details please refer to the proposed planning drawings/documentation.

London Plan Policy D12

(A1) Identify suitably position unobstructed space for fire appliances & evacuation points

- Fire appliances: At present it is assumed that the fire service would park and use appliances on Fifth Cross Road. The proposal would not affect this arrangement.
- Evacuation assembly points: The current evacuation points would be on Fifth Cross Road or in the rear garden at a suitable distance from the house. The proposal would not affect this arrangement.

(A2) Passive and active fire safety measures.

- Passive: All new elements will be designed and constructed as per the UK building regulations Part B to minimise fire spread and risk. This will be submitted and approved by building control prior to construction
- Active safety measures: The existing property has smoke/heat/fire alarm systems in place. Where required this will be upgraded to meet building regulations. All new spaces will have fire alarm systems installed as required in accordance with building regulations.

(A3) Proposals to be constructed in an appropriate way to minimise the risk of fire spread

- All new elements will be designed and constructed as per the UK building regulations Part B to minimise fire spread and risk. This will be submitted and approved by building control prior to construction.

(A4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

- The existing means of escape is via a protected corridor leading to a final exit onto Fifth Cross Road or via the rear doors and out into the garden.
- The existing hallway and the front of the property is outside the scope of works and will remain unaffected by the proposal. Escape via the garden will remain via a set of doors and/or via the openable windows.
- Where required fire doors, windows, walls, and ceilings will be specified in accordance with the building regulations.

A5 Develop a robust strategy for evacuation which can be periodically updated.

- As this is a single-family private dwelling, it would be expected that this would be prepared and maintained by the property owner.

A6 Provide suitable access and equipment for fire fighting.

- There are no existing firefighting facilities / equipment within the existing curtilage of the property. Given the scale/nature of the property this will remain unchanged.
- It is assumed that access to any required firefighting facilities / equipment would be via Fifth Cross Road

NOTES

1. Please treat this preliminary fire strategy as draft. This document is submitted at the request of and for the purposes of Planning only. This will be developed further with the detailed post planning stage design and with Building Control.
2. AURA are only appointed for this project (as submitted to Planning) and by our Clients noted above.
3. Subsequent applications or future proposed property alterations (by future owners or architects) will require a revised / updated fire strategy.