

Fire Strategy Document

23 Twickenham Road, TW11 8AQ

1. General comments.

23 Twickenham Road is a 2 storey detached property with traditional brick construction, timber structural floors, plastered walls and a tiled roof. The proposal is to build a single storey rear extension.

The design is in accordance with Approved Document B1

The building is currently and will remain a single family dwelling.

2. Information on space provisions for fire appliances and assembly points (criteria 1).

Fire Brigade Access is via the front entrance on 23 Twickenham Road TW11. The width of the road is greater than 3.7m and therefore complies with Approved Document B1 Table 13.1.

Although the extension increases the distance for the Fire Brigade hose it is well within the 45m requirement contained in Approved Document B1 clause 13.1.

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse

3. Information on passive and active safety measures (criteria 2).

Heat and smoke detection will be provided in accordance with BS5839 Part 6 within the hallway and within the kitchen.

The kitchen dining room will have an fd20 door provided.

4. Information and data on construction products and materials (criteria 3).

Walls to the extensions will comprise cavity masonry which provides 60 minutes fire protection. This is in accordance with Approved Document B1. Cavity wall insulation will be mineral wool which is non combustible.

Ceiling linings will be plasterboard which typically achieves a class B – s3, d2 European classification or Class) (National Classification). The flat roof will be used as a terrace.

Structural steel work will be encased in fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

5. Information on means of escape and evacuation strategy (criteria 4).

Means of escape from the kitchen is into the hallway and to the final exit.

The property is 2 storey and a protected escape route is provided as the escape window from the rear 1st floor bedroom has been compromised by the new extension.

6. Information on access and equipment for firefighting (criteria 6).

Access to the property will be via the front door.

Due to the low height of the premise this is acceptable and there is no requirement to fit hydrants or provide firefighting equipment or shafts etc.

No alternative water supply is required.